



# County of San Diego

APRIL F. HEINZE, P.E.

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## MITIGATED NEGATIVE DECLARATION

**Project Name:** Ramona Branch Library

**This Document is Considered Draft Until it is Adopted by the Appropriate  
County of San Diego Decision-Making Body**

This Mitigated Negative Declaration is comprised of this form along with the Environmental Initial Study that includes the following:

- a. Initial Study Form
  - b. Environmental Analysis Form and attached extended studies for air quality, biological resources, cultural resources, greenhouse gas, noise, hazards database search and traffic.
1. California Environmental Quality Act Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment.

2. Required Mitigation Measures:

Refer to the attached Environmental Initial Study for the rationale for requiring the following measures:

A. Biological Resources

1. MM-BIO-1: Prior to grading on the project site, the County shall mitigate impacts to 0.01 acre of vernal pool habitat through the creation and enhancement of 0.03 acre of vernal pools and preservation of 0.20 acre of adjacent non-native grassland. The creation and enhancement of the vernal pool habitat shall be in accordance with the Conceptual Vernal Pool Mitigation Plan, which includes requirements for short- and long-term monitoring.
2. MM-BIO-2: If construction activity is proposed during the breeding season (February 15 to September 1) a preconstruction nest survey for migratory birds shall be conducted. If nesting migratory birds are identified, a 300-foot buffer shall be established between the nesting bird and the construction activities. Once the nesting birds have fledged, construction activities may resume within the previous buffer area.
3. MM-BIO-3: Impacts to 4.16 acres of non-native grassland to be mitigated at a 0.5:1 ratio. Prior to the issuance of any grading or improvement plans, 2.08 acres of NNG shall be purchased on a County-approved site.

B. Transportation/Traffic

1. MM-TR-1: The project shall pay TIF fees for the addition of 975 trips to the community of Ramona. The payment shall be paid prior to the issuance of a building permit.

3. Critical Project Design Elements That Must Become Conditions of Approval:

The following project design elements were either proposed in the project application or the result of compliance with specific environmental laws and regulations and were essential in reaching the conclusions within the attached Environmental Initial Study. While the following are not technically mitigation measures, their implementation must be assured to avoid potentially significant environmental effects.

- Project landscaping plans will include a retention basin and bioswale to reduce storm water runoff.

- Due to the project's location near the Ramona Airport, a completed Federal Aviation Administration Form 7460-1 Notice of Proposed Construction or Alteration form will be submitted.
- Vehicular turning movements in and out of 13th Street will be restricted. There will only be "right in/right out" access at the intersection of Main/ 13th Streets. A raised median will be constructed to restrict turning movements.
- Future Right-of-Way for the extension of B Street will be reserved on the project site.

**ADOPTION STATEMENT:** This Mitigated Negative Declaration was adopted and the above California Environmental Quality Act findings made by the:

\_\_\_\_\_

on \_\_\_\_\_

RALPH THIELICKE, Deputy Director  
Department of General Services





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July 16, 2009

## **CEQA Initial Study - Environmental Checklist Form (Based on the State CEQA Guidelines, Appendix G Rev. 10/04)**

1. Title; Project Number(s); Environmental Log Number:

Ramona Branch Library

2. Lead agency name and address:

County of San Diego, Department of General Services  
5555 Overland Avenue, Building 2, Suite 2207, Room 220  
San Diego, CA 92123-1294

3. a. Contact: Dahvia Lynch, Project Manager  
b. Phone number: (858) 694-2047  
c. E-mail: Dahvia.Lynch@sdcounty.ca.gov

4. Project location:

The project is located at the northeast corner of Main Street (State Route 67) and 13<sup>th</sup> Street in the community of Ramona, within the County of San Diego.

Thomas Brothers Coordinates: Page 1152, Grid F/6

5. Project Applicant name and address:

County of San Diego, Department of General Services  
5555 Overland Drive  
Building 2, Suite 2207, Room 220  
San Diego, CA 92123-1294  
Contact: Dahvia Lynch, Project Manager

6. General Plan Designation  
Community Plan: Ramona Community Plan  
Land Use Designation: (12) Neighborhood Commercial and  
(13) General Commercial  
Density: N/A
7. Zoning  
Use Regulation: C36 General Commercial and  
C37 Heavy Commercial Office  
Minimum Lot Size: N/A  
Special Area Regulation: B and D5 (Community Design Review and  
Design Review)

8. Description of Project:

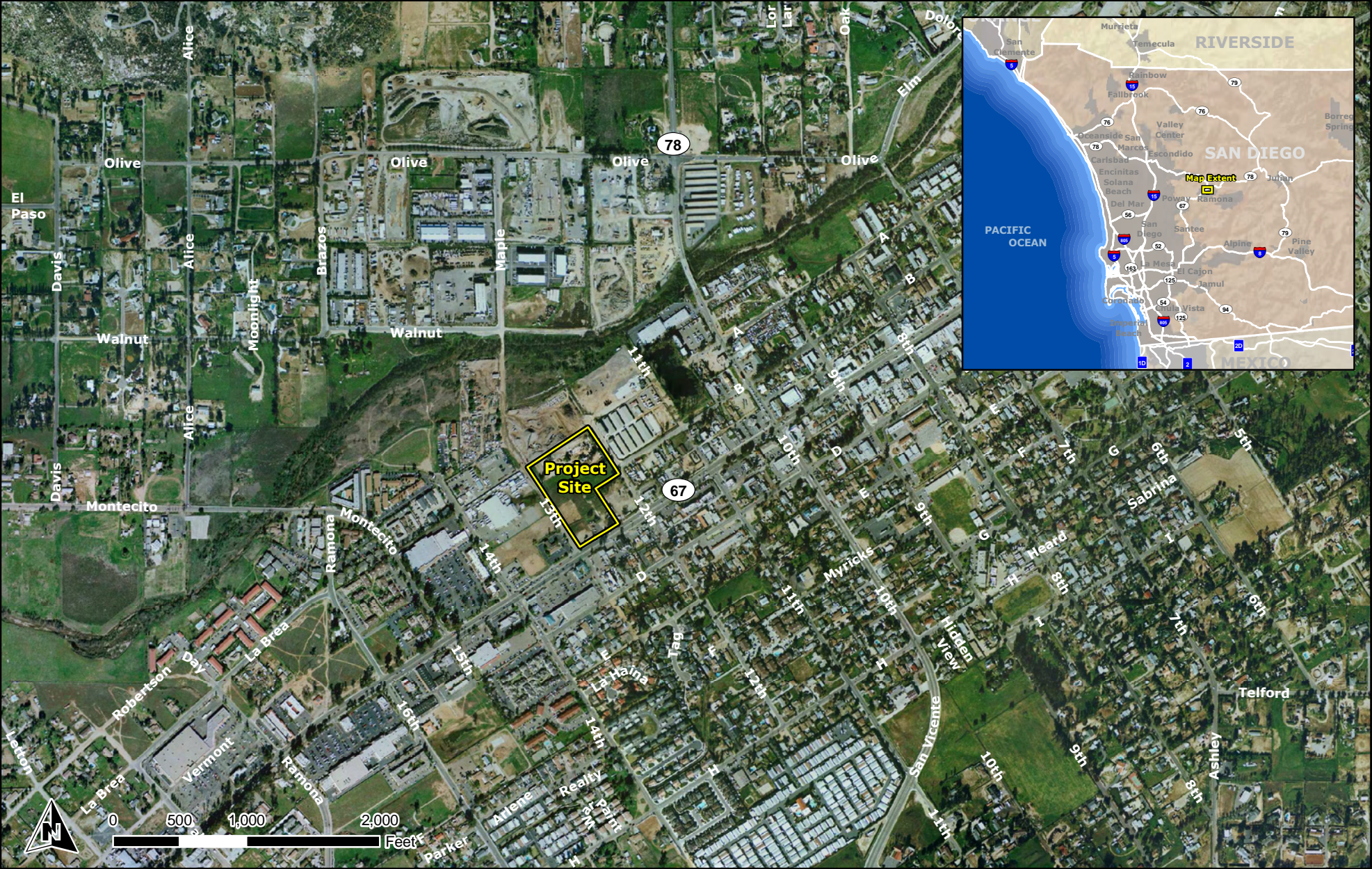
The project site is located at 1259 Main Street in the unincorporated community of Ramona in San Diego County (Figure 1). Currently, the project site does not contain any existing structures (Figure 2). Structures were on the site in the past, but have been previously demolished. The project site is 7.56 acres and includes 5.33 acres for development of a library with up to 21,000 square-feet (19,500 square feet net usable space) and will include a total of 98 parking spaces, of which 70 will be dedicated to the library and the remainder will be available to support future development. The remaining area would be graded for future development of the Ramona Intergenerational Community Campus (RICC). There are no approved designs for the RICC at this time, and construction of the RICC is not proposed as part of the project.

The parcels that make up the project site have either a General Plan Designation of (13) General Commercial or (12) Neighborhood Commercial. Zoning for the site is C36 (General Commercial) and C37 (Heavy Commercial). Table 1 summarizes the various land use and zoning categories, by parcel.

**Table 1. APN Numbers, Acreage, and Land Use Designations**

<b>APN Number</b>	<b>Acreage</b>	<b>General Plan Designation</b>	<b>Zoning Designation</b>
821-191-04	0.70	(13) General Commercial	C36 (General Commercial)
821-191-05	0.81	(13) General Commercial	C36 (General Commercial)
821-191-06	0.50	(13) General Commercial	C36 (General Commercial)
821-191-07	0.57	(13) General Commercial	C36 (General Commercial)
281-182-12	1.58	(12) Neighborhood Commercial	C37 (Heavy Commercial)
281-182-13	0.97	(12) Neighborhood Commercial	C37 (Heavy Commercial)
281-182-06	2.43	(12) Neighborhood Commercial	C37 (Heavy Commercial)
<b>Total Acreage</b>	<b>7.56</b>		





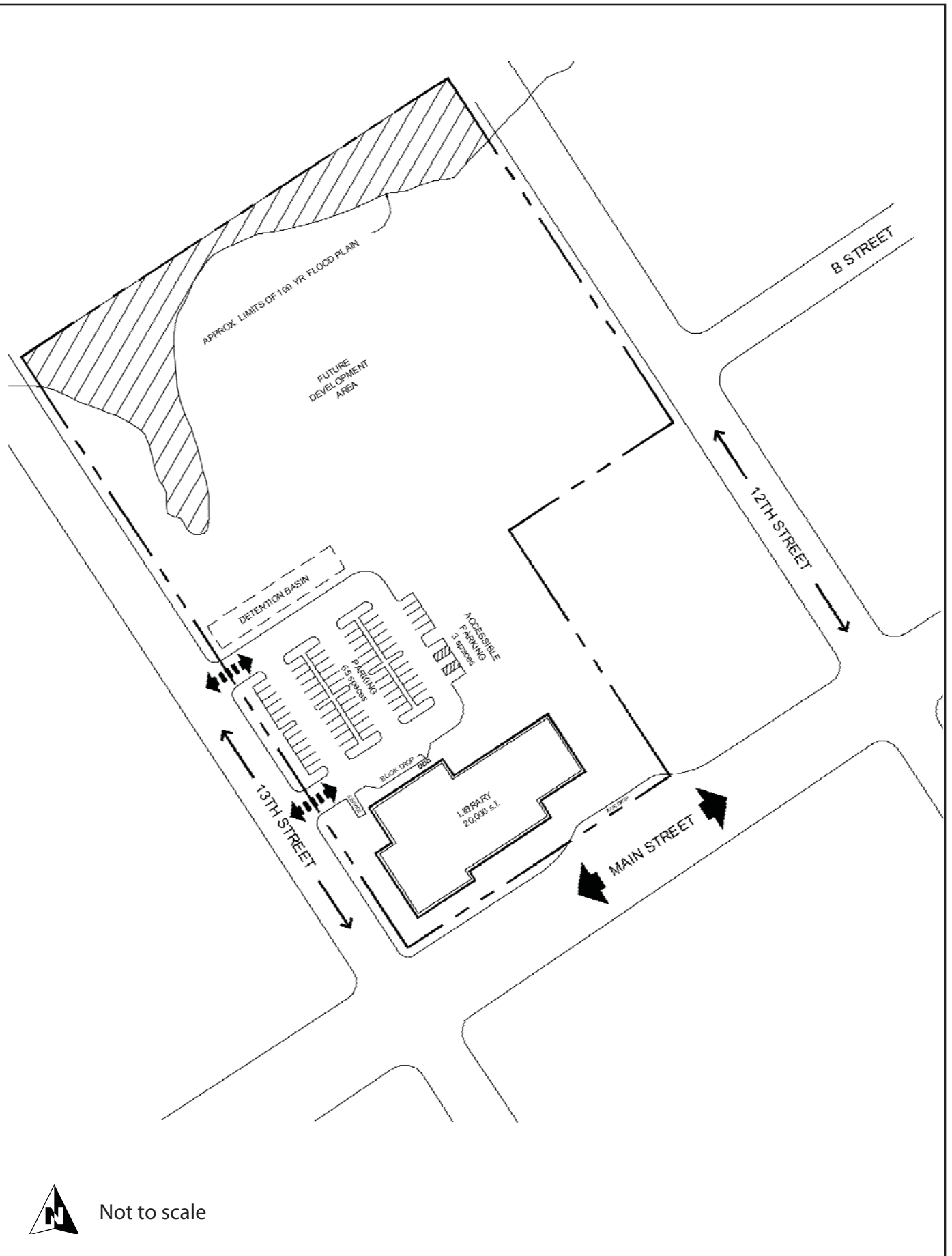
**Regional & Vicinity**  
FIGURE 1







Source: LLG Engineers; 2009 | G:\011456\_SanDiegoPublicWorks\77099\_RamonaLibrary\graphics\A\site.ai | Last Updated : 06-18-09





The project would be served by Ramona Municipal Water District (RMWD) for sewer and water. The project site will tie into existing water and sewer infrastructure within 13<sup>th</sup> Street. Grading will be required to prepare the site for development, and includes cut and fill grading of approximately 15,000 cubic yards of earth for a duration of approximately one month. Grading activities would balance onsite. Access would be provided by 13<sup>th</sup> Street which is a County road connecting to SR-67. The project will include construction of a median at 13<sup>th</sup> Street and SR-67 to prohibit left-hand turns onto SR-67 from southbound 13<sup>th</sup> Street.

The project proposes construction of the library and parking lot, as well as the necessary infrastructure improvement to support the library. The project boundary includes an area that will not be developed at this time, but will serve as the development area of the future Ramona Intergenerational Community Campus. Construction of that project would occur at a later time and would be subject to additional environmental review. The Ramona Intergenerational Community Campus concept is not well-defined at this time and is not funded.

The following design considerations are also being implemented as part of the proposed project to minimize environmental impacts:

- Project landscaping plans will include a retention basin and bioswale to reduce storm water runoff.
- Due to the project's location near the Ramona Airport, a completed Federal Aviation Administration Form 7460-1 Notice of Proposed Construction or Alteration form will be submitted.
- Vehicular turning movements in and out of 13<sup>th</sup> Street will be restricted. There will only be "right in/right out" access at the intersection of Main/13<sup>th</sup> Street. A raised median will be constructed to restrict turning movements.
- Future Right-of-Way for the extension of B Street will be reserved on the project site.

### **Environmental Review History**

Past CEQA review has been undertaken for portions of the project site, including a Mitigated Negative Declaration and two addenda. Each of these documents is detailed below.

#### ***Mitigated Negative Declaration (SCH No. 2002121123)***

A Mitigated Negative Declaration for the Ramona Library Project (S02-077) was adopted by the San Diego Board of Supervisors on November 12, 2003 on 1.88 acres for the proposed Ramona Library. The adopted MND found that with incorporation of mitigation, potential impacts to biological resources, noise, and transportation/circulation would be less than significant. These potentially significant effects were clearly mitigated and consisted of the following: 1) loss of 0.64 acres of non-native grassland, a habitat protected under the Resource

Protection Ordinance; 2) potential impacts to 43 square feet or 4 square meters of San Diego Fairy Shrimp habitat; 3) potential to expose library employees or patrons to excessive levels of traffic noise; 4) potential to create significant amounts of noise from outdoor mechanical equipment, particularly the HVAC system; and 5) project would degrade Level of Service (LOS) at the intersection of the project driveway (east side) and Main Street for vehicles making left turns during the AM and PM peak hours.

### ***MND Addendum No. 1***

An Addendum to the MND was completed on March 13, 2008, which revised the project to include a 0.34-acre area to provide access to the library from 13<sup>th</sup> Street, instead of the proposed Main Street access. The Addendum noted that the addition of the 0.34-parcel would result in additional impact to 0.34-acre of NNG and had the potential to impact San Diego fairy shrimp. Since the impacts in this Addendum were similar to the adopted MND for the project, similar mitigation was recommended. No additional impacts to environmental issue areas were identified in the Addendum.

### ***MND Addendum No. 2***

Subsequent to the above mentioned Addendum, an additional 0.56-acre parcel (Parcel No. 281-19-107) of land adjacent to the proposed Ramona library site was added. This additional 0.56 acre parcel increased the total acreage of the project to 5.33 acres. This parcel provided additional parking for the library. No changes to the library size, location, building design or access were proposed with the addition of this parcel. No additional impacts to environmental issue areas were identified in the Addendum.

9. **Surrounding land uses and setting:** The community of Ramona is located in a rural setting in the eastern portion of San Diego County. Main Street (SR-67) is a four-lane highway adjacent to the project boundary. SR-67 is the main artery of the community connecting Ramona to Lakeside and Poway to the south, Santa Ysabel and Julian to the north at SR-79, Escondido to the west at SR-78 south. Main Street is the primary area for commercial uses, and zoning surrounding the project area is identified as General Commercial. The property immediately to the north is a vacant lot, and a bank to the south. Areas to the west of the project area include equipment storage, a salvage yard, and Santa Maria Creek. The project area is currently zoned as a combination of Heavy Commercial and General Commercial. The General Plan Update, which has not been adopted, has identified the area as General Commercial for the area of the library site, and Rural Commercial, (subject to further refinements) for the area proposed for the potential future community campus.

Lands surrounding the project site are primarily commercial uses. The topography of the project site is approximately 1,420 feet above mean sea level (MSL) and adjacent land is relatively flat with an average slope of less than

10 percent. The area has been disturbed and is dominated by non-native grassland.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

Permit Type/Action	Agency
404 Permit	United States Army Corps of Engineers
Federal Section 7 Take Permit	United States Fish and Wildlife Service
401 Permit	Regional Water Quality Control Board
National Pollutant Discharge Elimination System (NPDES) Permit	
Minor Grading Permit	County of San Diego
Site Plan	County of San Diego
Water District Approval	Ramona Municipal Water District
Sewer District Approval	Ramona Municipal Sewer District
Fire District Approval	Ramona/CAL Fire Districts

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The environmental factors checked below would be potentially affected by this project and involve at least one impact that is a “Potentially Significant Impact” or a “Less Than Significant With Mitigation Incorporated,” as indicated by the checklist on the following pages.

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Aesthetics                      | <input type="checkbox"/> Agricultural Resources                        | <input type="checkbox"/> Air Quality                       |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources                            | <input type="checkbox"/> Geology & Soils                   |
| <input type="checkbox"/> Hazards & Haz. Materials        | <input type="checkbox"/> Hydrology & Water Quality                     | <input type="checkbox"/> Land Use & Planning               |
| <input type="checkbox"/> Mineral Resources               | <input type="checkbox"/> Noise   | <input type="checkbox"/> Population & Housing              |
| <input type="checkbox"/> Public Services                 | <input type="checkbox"/> Recreation                                    | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities & Service Systems     | <input checked="" type="checkbox"/> Mandatory Findings of Significance |  |



**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☐ On the basis of this Initial Study, the Department of General Services finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ On the basis of this Initial Study, the Department of General Services finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ On the basis of this Initial Study, the Department of General Services finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

R. Thielicke  
Signature

7/14/09  
Date

Ralph Thielicke  
Printed Name

Dep. Director  
Title

**INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS**

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less Than Significant With Mitigation Incorporated, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are “Less Than Significant With Mitigation Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance

**I. AESTHETICS** -- Would the project:

a) Have a substantial adverse effect on a scenic vista?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**Discussion/Explanation:**

A vista is a view from a particular location or composite views along a roadway or trail. Scenic vistas often refer to views of natural lands, but may also be compositions of natural and developed areas, or even entirely of developed and unnatural areas, such as a scenic vista of a rural town and surrounding agricultural lands. What is scenic to one person may not be scenic to another, so the assessment of what constitutes a scenic vista must consider the perceptions of a variety of viewer groups.

The items that can be seen within a vista are visual resources. Adverse impacts to individual visual resources or the addition of structures or developed areas may or may not adversely affect the vista. Determining the level of impact to a scenic vista requires analyzing the changes to the vista as a whole and also to individual visual resources.

**No Impact:** The project site is located in the center of the community in Ramona in an area that is highly developed, with SR-67 as the southern border of the project site. Based on the area topography, the proposed project is not located near or within, or visible from, a scenic vista and will not substantially change the composition of an existing scenic vista in a way that would adversely alter the visual quality or character of the view. Therefore, the proposed project will not have an adverse effect on a scenic vista.

The project will not result in cumulative impacts on a scenic vista because the proposed project viewshed and past, present and future projects within that viewshed were evaluated to determine their cumulative effects. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered. No impacts to aesthetics were identified for cumulative projects. Therefore, the project will not result in adverse project or cumulative impacts on a scenic vista.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

## Discussion/Explanation:

State scenic highways refer to those highways that are officially designated by the California Department of Transportation (Caltrans) as scenic (Caltrans - California Scenic Highway Program). Generally, the area defined within a State scenic highway is the land adjacent to and visible from the vehicular right-of-way. The dimension of a scenic highway is usually identified using a motorist's line of vision, but a reasonable boundary is selected when the view extends to the distant horizon. The scenic highway corridor extends to the visual limits of the landscape abutting the scenic highway.

**No Impact:** Based on a site visit completed by Lori Arena of HDR on March 24, 2009 the proposed project is not located near or visible within the composite viewshed of a State scenic highway and will not damage or remove visual resources within a State scenic highway. The project site is located on SR-67 in the center of the Ramona business district and does not contain any scenic views. Additionally, SR-67 is not designated as a state designated scenic highway. The nearest designated scenic highway is located approximately 0.3 miles north of the project site where SR-67 terminates at the intersection of SR-78 and SR-79. SR-79 is a designated scenic highway between the communities of Ramona and Julian, and the SR-78 corridor is identified as a Resource Conservation Area. These highways are not visible from the project area. Therefore, the proposed project will not have any substantial adverse effect on a scenic resource on land adjacent to or visible from a State Scenic Highway. Therefore, no impact is identified for this issue area.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

## Discussion/Explanation:

**Less Than Significant Impact:** Visual character is the objective composition of the visible landscape within a viewshed. Visual character is based on the organization of the pattern elements line, form, color, and texture. Visual character is commonly discussed in terms of dominance, scale, diversity and continuity. Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity and expectation of the viewers. The existing visual character and quality of the project site and surrounding can be characterized as; the visual character of the surrounding the project area is predominantly retail and commercial business. Mountains are visible to the north and east, acting as a visual background and are smaller in scale.

The proposed project is located in the center of the Ramona community commercial business district. The topography of the site is relatively flat, with an average slope of 10 percent grade. The project is compatible with the existing environment's visual character and quality for the following reasons: The project does not propose any major

grading in areas having slopes with a gradient of 25 percent or greater. The community of Ramona does not have high profile buildings to block the surrounding mountain views. The project does not propose construction of any buildings in excess of 35 feet or more in vertical height which may obstruct any scenic vistas. Therefore, the project would not obstruct any views of the surrounding mountains due to vertical height, or change the existing visual character of the surrounding project site area.

The project will not result in cumulative impacts on visual character or quality because the entire existing viewshed and a list of past, present and future projects within that viewshed were evaluated. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered. Those projects listed in Section XVII are located within the viewshed surrounding the project and will not contribute to a cumulative impact for the following reasons: no impacts to aesthetics were found in the cumulative projects. Therefore, the project will not result in any adverse project or cumulative level effect on visual character or quality on-site or in the surrounding area. Impacts are considered less than significant.

d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project will use outdoor lighting and is located within Zone B as identified by the San Diego County Light Pollution Code, and located approximately 22 miles south of the Palomar Observatory. However, the project will not adversely affect nighttime views or astronomical observations, because the project will conform to the Light Pollution Code (Section 59.101-59.115), including Zone B lamp type and shielding requirements per fixture and hours of operation limitations for outdoor lighting and searchlights.

The project will not contribute to significant cumulative impact on day or nighttime views because the project will conform to the Light Pollution Code. The Code was developed by the San Diego County Department of Planning and Land Use and Department of Public Works in cooperation with lighting engineers, astronomers, land use planners from San Diego Gas and Electric, Palomar and Mount Laguna observatories, and local community planning and sponsor groups to effectively address and minimize the impact of new sources light pollution on nighttime views. The standards in the Code are the result of this collaborative effort and establish an acceptable level for new lighting. Compliance with the Code is required prior to issuance of any building permit for any project. Mandatory compliance for all new building permits ensures that this project in combination with all past, present and future projects will not contribute to a cumulatively considerable impact. Therefore, compliance with the Code ensures that the project will not create a significant new source of substantial light or glare which



would adversely affect daytime or nighttime views in the area, on a project or cumulative level. Impacts due to this issue area are considered less than significant.

**II. AGRICULTURAL RESOURCES** -- Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Important Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to non-agricultural use?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project site does not contain any agricultural resources or any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, no agricultural resources including Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance will be converted to a non-agricultural use. No impact is identified for this issue area.

- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project site is zoned a combination of General Commercial and Heavy Commercial, which is not considered to be an agricultural zone. Additionally, the project site's land is not under a Williamson Act Contract. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract.

- c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Important Farmland or other agricultural resources, to non-agricultural use?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

## Discussion/Explanation:

**No Impact:** The project site and surrounding area within a radius of two miles does not contain any active agricultural operations or lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide or Local Importance, or active agricultural operations will be converted to a non-agricultural use.

**III. AIR QUALITY** -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

## Discussion/Explanation:

**Less Than Significant Impact:** The project proposes development that was anticipated in SANDAG growth projections used in development of the RAQS and SIP, since it proposes development that is consistent with the adopted General Plan for the County. The General Plan serves as the basis of the SANDAG growth assumptions. Operation of the project will result in emissions of ozone precursors that were considered as a part of the RAQS based on growth projections. As such, the proposed project is not expected to conflict with either the RAQS or the SIP. In addition, the operational emissions from the project are below the screening levels, and subsequently will not violate ambient air quality standards. The proposed project is consistent with future build out plans for the project site under the County General Plan and therefore satisfies the Consistency Criterion of the RAQS. Impacts due to this issue area are considered less than significant.

- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

## Discussion/Explanation:

In general, air quality impacts from land use projects are the result of emissions from motor vehicles, and from short-term construction activities associated with such projects. The San Diego County Land Use Environment Group (LUEG) has established guidelines for determining significance which incorporate the Air Pollution Control District's (SDAPCD) established screening-level criteria for all new source review (NSR) in APCD Rule 20.2. These screening-level criteria can be used as numeric methods to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. Since APCD does not have screening-level criteria for emissions of volatile organic compounds (VOCs), the use of the screening level for reactive organic compounds (ROC) from the South Coast Air Quality Management District (SCAQMD) for the Coachella Valley (which are more appropriate for the San Diego Air Basin) are used.

**Less Than Significant Impact:** The project proposes grading to include cut and fill grading of approximately 15,000 cubic yards of earth for duration of approximately one month. Grading operations associated with the construction of the project would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal, temporary and localized, resulting in pollutant emissions below the screening-level criteria established by the LUEG guidelines for determining significance. In addition, the vehicle trips generated from the project is expected to have a worst case year 2013 trip generation level of 975 Average Daily Trips (ADTs), as presented in the Air Quality Report Appendix A. According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the screening-level criteria established by the guidelines for criteria pollutants. As such, the project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Therefore, impacts due to this issue area are considered less than significant.

- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

## Discussion/Explanation:

San Diego County is presently in non-attainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for Ozone ( $O_3$ ). San Diego County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of Particulate Matter less than or equal to 10 microns ( $PM_{10}$ ) under the CAAQS.  $O_3$  is formed when volatile organic compounds (VOCs) and nitrogen

oxides (NO<sub>x</sub>) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM<sub>10</sub> in both urban and rural areas include motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

**Less Than Significant :** According to the Air Quality conformity Assessment completed by ISE (2009), air quality emissions associated with the project include emissions of PM<sub>10</sub>, NO<sub>x</sub> and VOCs from construction/grading activities, and also as the result of increases in traffic from project implementation, although the estimated emissions due to the construction of the proposed project fall below the significant criteria guidelines, as shown in Table 2 and Table 3.

**Table 2. Predicted Construction Emission Levels for Project  
(Rough Grading/Hauling)**

Equipment Used	Qty. Used	HP	Daily Load Factor (%)	Duty Cycle (Hrs./Day)	Emissions in Pounds/Day					
					CO	NO <sub>x</sub>	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>	ROG
Dozer- D8 Cat	1	300	50	8	10.8	27.6	2.4	1.8	1.7	3.6
Loader	1	150	50	8	9.0	13.2	1.2	0.6	0.6	1.8
Water Truck	1	200	50	4	2.4	8.4	0.8	0.6	0.6	0.8
Dump Trucks	2	300	20	8	5.8	20.2	1.9	1.4	1.3	1.9
Scraper	1	450	75	8	29.7	51.3	5.4	4.1	3.8	2.7
				<b>Total (Σ)</b>	<b>57.7</b>	<b>120.7</b>	<b>11.7</b>	<b>8.5</b>	<b>8.0</b>	<b>10.8</b>
Significance Threshold (SDAPCD)					550	250	250	100	55	75
Exceeds Threshold?					No	No	No	No	No	No

Source: ISE 2009

**Table 3. Predicted Construction Emission Levels for Project  
(Underground Utilities/Paving)**

Equipment Type	Qty. Used	HP	Daily Load Factor (%)	Duty Cycle (Hrs./Day)	Aggregate Emissions in Pounds/Day					
					CO	NO <sub>x</sub>	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>	ROG
Underground Utility Construction										
Track Backhoe	1	150	50	6	6.8	9.9	0.9	0.5	0.5	1.4
Loader	1	150	50	6	6.8	9.9	0.9	0.5	0.5	1.4
Concrete Truck	2	250	25	8	1.1	1.8	0.2	0.1	0.1	0.2
Dump/Haul Trucks	4	300	45	4	13.0	45.4	4.3	3.2	2.9	4.3
Total for this Construction Task (Σ)					28.1	68.3	6.4	4.4	4.1	7.4
Skid Steer Cat	2	150	50	6	13.5	19.8	1.8	0.9	0.8	2.7
Dump/Haul Trucks	10	300	45	4	4.1	14.2	1.4	1.0	0.9	1.4
Paver	2	150	35	8	5.9	19.3	1.7	0.8	0.7	0.8
Roller	2	150	35	8	5.9	16.8	1.7	0.8	0.7	1.7
Total for this Construction Task (Σ)					29.4	70.1	6.6	3.5	3.1	6.6
Significance Threshold (SDAPCD)					550	250	250	100	55	75

Source: ISE 2009

Further, grading operations associated with the construction of the project would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures. In summary, construction air quality impact would be less than significant.

The vehicle trips generated from the project will result in 975 Average Daily Trips (ADTs). Based upon the analysis prepared by ISE, the project would not exceed any thresholds for operational emissions. Table 4 summarizes the Operational Vehicle Trip Emissions from the project.

**Table 4. Predicted Vehicular Trip Generated Emission Levels**

	ADT	Aggregate Trip Emissions in Pounds/Day					
		CO	NO <sub>x</sub>	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>	ROG
<b>EMFAC Year 2008 Emission Rates (grams/mile @ 45 mph)</b>							
Light Duty Autos (LDA)		1.767	0.233	0.003	0.008	0.008	0.048
Light Duty Trucks (LDT)		2.241	0.358	0.003	0.018	0.018	0.050
Medium Duty Trucks (MDT)		2.513	0.744	0.005	0.019	0.019	0.080
Heavy Duty Trucks (HDT)		3.378	8.051	0.013	0.252	0.251	0.370
Buses (UBUS)		3.443	14.558	0.021	0.144	0.144	0.462
Motorcycles (MCY)		27.974	1.478	0.002	0.023	0.023	2.557
<b>Project Action @ 1,536 Net ADT</b>							
Light Duty Autos (LDA)	673	13.10	1.73	0.02	0.06	0.1	0.36
Light Duty Trucks (LDT)	189	4.67	0.75	0.01	0.04	0.0	0.10
Medium Duty Trucks (MDT)	62	1.73	0.51	0.00	0.01	0.0	0.06
Heavy Duty Trucks (HDT)	46	1.71	4.07	0.01	0.13	0.1	0.19
Buses (UBUS)	0	0.00	0.00	0.00	0.00	0.0	0.00
Motorcycles (MCY)	5	1.50	0.08	0.00	0.00	0.0	0.14
<b>Total</b>	<b>975</b>	<b>22.7</b>	<b>7.1</b>	<b>0.0</b>	<b>0.2</b>	<b>0.2</b>	<b>0.8</b>
<i>Significance Threshold (SDAPCD)</i>		<i>550</i>	<i>250</i>	<i>250</i>	<i>100</i>	<i>55</i>	<i>75</i>

**Source:** ISE 2007a.

**Note:** Assumes a 5-mile trip distance per vehicle.

As shown in Table 4, operational emissions associated with the project would be below the SDAPCD thresholds. Therefore, impacts would be less than significant.

d) Expose sensitive receptors to substantial pollutant concentrations?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

Air quality regulators typically define sensitive receptors as schools (Preschool-12<sup>th</sup> Grade), hospitals, resident care facilities, or day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes



in air quality. The County of San Diego also considers residences as sensitive receptors since they house children and the elderly.

**Less Than Significant Impact:** Based on a site visit conducted by Lori Arena of HDR on March 24, 2009 no sensitive receptors have been identified within a quarter-mile (the radius determined by the SCAQMD in which the dilution of pollutants is typically significant) occur of the proposed project. Further, the proposed project will not generate significant levels of air pollutants. As such, the project will not expose sensitive populations to excessive levels of air pollutants. Impacts due to this issue area are considered less than significant.

e) Create objectionable odors affecting a substantial number of people?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project could produce objectionable odors during the construction phase of the project, which would result from volatile organic compounds, ammonia, carbon dioxide, hydrogen sulfide, methane, alcohols, aldehydes, amines, carbonyls, esters, disulfides dust and endotoxins from the construction and operational phases. However, any such emissions would dissipate quickly. Additionally, there are no sensitive receptors in the project vicinity. Therefore, impacts would be less than significant.

#### **IV. BIOLOGICAL RESOURCES** -- Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

#### **Less than Significant with Mitigation Incorporated:**

A total of five existing vernal pools (pools 1 through 5) were identified on the project site through surveys performed by Merkel & Associates, Inc. in 2003 and HDR Engineering in 2008. Further analysis was conducted by TAIC (2008) and ICF Jones and Stokes

(2009) regarding fairy shrimp, as presented in the Conceptual Restoration Plan included in Appendix C. Wet and dry season protocol surveys for the federally-listed endangered San Diego fairy shrimp (*Branchinecta sandiegonensis*) were performed on pools 1, 2 and 3 (Merkel 2003a,b) and fairy shrimp cysts were identified during the dry season surveys in pools 2 and 3. The presence of fairy shrimp was assumed in pools 4 and 5. Thus, the proposed library project would result in direct impacts to a total of 585.68 square feet of vernal pool habitat, 442.32 of which area occupied by fairy shrimp (TAIC 2008). The fairy shrimp were not identified to the species level, but were assumed to be San Diego fairy shrimp.

The County of San Diego DGS proposes to mitigate for direct impacts to 0.01 acre of vernal pool habitat for the San Diego fairy shrimp by enhancing and creating a total of approximately 0.03 acre of vernal pool habitat and preserving 0.20 acre of non-native grassland (vernal pool watershed) at an off-site location as identified in mitigation measure MM-BIO-1. ICF Jones & Stokes (2009) identified and surveyed a swale located within lands surrounding the Ramona Airport that had not been mapped during the vernal pool surveys performed for the Ramona Airport Vernal Pool Habitat Management Plan (HMP, since finalized and combined with SKR plan as the IHMP). The proposed mitigation site is this existing swale that is vegetated with non-native grassland that will be enlarged and modified to provide a long, narrow linear shaped shallow seasonal swale/pool habitat typical of many of the vernal pools in the Ramona Airport area (County 2007). The selected swale occurs within a relatively large local watershed and has well developed Bonsanko/Fallbrook sandy loam soils that contain an extensive clay hardpan within the sub-surface soil profile (ICF 2009). The proposed mitigation will occur at a 3:1 ratio including 0.03 acre of vernal pool creation and enhancement and preservation of 0.20 acre of adjacent non-native grassland.

**MM-BIO-1** Prior to grading on the project site, the County shall mitigate impacts to 0.01 acre of vernal pool habitat through the creation and enhancement of 0.03 acre of vernal pools and preservation of 0.20 acre of adjacent non-native grassland. The creation and enhancement of the vernal pool habitat shall be in accordance with the Conceptual Vernal Pool Mitigation Plan, which includes requirements for short- and long-term monitoring.

A Stephens' Kangaroo Rat (SKR) evaluation was also conducted in March 2003, with no signs found within the project boundaries. Aside from the potential impact to San Diego Fairy shrimp, noted above, the project would not result in direct impacts to any other federally- or state-listed threatened or endangered plant or wildlife species.

The project site contains eucalyptus trees, which can provide nesting habitat for birds that are protected under the Migratory Bird Treaty Act. Should nesting birds be present during construction activities, there is a potential for disruption due to construction noise. Incorporation of mitigation measure MM-BIO-2, which requires preconstruction surveys, will reduce this potential impact to below a level of significance.

**MM-BIO-2** If construction activity is proposed during the breeding season (February 15 to September 1) a preconstruction nest survey for migratory birds shall be conducted. If nesting migratory birds are identified, a 300-foot buffer shall be established between the nesting bird and the construction activities. Once the nesting birds have fledged, construction activities may resume within the previous buffer area.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Less than Significant with Mitigation Incorporated:** The following habitat is identified on the project site:

**Table 5. Habitat on Project Site**

Habitat Type	Acreage
Non-native Grassland	4.16
Oak	0.01
Eucalyptus	0.15
Developed	1.53
Disturbed	1.72
<b>Total</b>	<b>7.56</b>

### **Non-native Grassland**

Non-native grassland is considered a sensitive habitat. The project area contains 4.16 of non-native grassland, all of which would be impacted by either the library project, or the future RICC project. This represents a significant impact; however, this impact will be reduced to below a level of significance with implementation of mitigation measure MM-BIO-3, which requires the preservation of off-site non-native grassland habitat at a 0.5:1 ratio for the non-native grassland habitat impacted on the site. Under the County of San Diego Guidelines for Determining Significance, a mitigation ratio of 0.5:1 may be used for non-native grassland loss, so long as the site meets the following criteria: 1) site is located outside of approved Multiple Species Conservation Program (MSCP) plan; 2) site is located outside of the Ramona Grasslands Preserve Area; and 3) site is not occupied by burrowing owls. The library site meets the criteria noted above so a mitigation ratio of 0.5:1 is appropriate. Preservation of off-site habitat would retain non-native grassland habitat in perpetuity. The 2.08 acre of mitigation that is proposed would

include the 0.20 acres of non-native grassland preservation associated with the vernal pool creation/restoration area at the Ramona Airport. The remaining 1.88 acres can occur at a County-approved site. With implementation of mitigation measures MM-BIO-3, the impact would be less than significant.

**MM-BIO-3:** Impacts to 4.16 acres of non-native grassland to be mitigated at a 0.5:1 ratio. Prior to the issuance of any grading or improvement plans, 2.08 acres of NNG shall be purchased on a County-approved site.

The project would also grade and construct on 1.53 acres of developed habitat and 1.72 acres of disturbed habitat. These are not considered to be sensitive habitats; therefore, impacts to the developed and disturbed habitat would be less than significant.

### **Individual Eucalyptus Trees**

Eucalyptus trees, covering 0.15 acre, are located within the project area, specifically along the project frontage on Main Street (SR-67). These trees will not be impacted by grading activities for the library and will remain on the project site. As noted in IV(a), eucalyptus trees can provide nesting habitat for birds. Mitigation Measure MM-BIO-2 addresses the potential impact to nesting birds from construction activities.

### **Individual Oak Tree**

A mature oak tree is located adjacent to an area that may be graded for the future RICC project. The tree is not within the footprint of the proposed library. The canopy of the oak tree falls within the future area for the RICC. Since there are not specific development plans for the RICC facility, at this time it would be speculative to say that there would be an impact to the oak tree.

In addition, as discussed in IV(a), the project will impact 0.01 acre of vernal pool habitat, which will be mitigated to below a level of significance with incorporation of mitigation measures MM-BIO-1, which calls for a combination of habitat restoration/creation as well as non-native grassland preservation.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Less than Significant with Mitigation Incorporated:**

Vernal pools were identified on the project site and the project will impact 0.1 acre vernal pool habitat. Impacts to this habitat shall be mitigated at a 3:1 ratio, as identified in mitigation measure MM-BIO-1. No other on federally-protected wetlands, as defined by Section 404 of the Clean Water Act, were identified on the project site.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less than Significant Impact:** The site has limited biological value for the movement of native resident or migratory fish or wildlife species, the use of an established native resident or migratory wildlife corridors, and the use of native wildlife nursery sites would not be expected as a result of the proposed project for the following reasons: The project area is located in a previously developed area. Further, the project area is not identified in the MSHCP as a designated wildlife corridor. The area has been previously disturbed, and contains no native vegetation. The project area has been identified as having a low probability to support Stephen's Kangaroo Rat, and no native habitats been identified in previous biological assessments. Therefore, impacts to this issue area would be less than significant.

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy of ordinance?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Less than Significant with Mitigation Incorporated:** The project area is located within the MSCP Downtown Ramona Vernal Pool Planning Area, of which vernal pools have been identified containing fairy shrimp cysts within the project boundaries of which mitigation has been identified. No additional ordinances preserving biological resources have been identified. Impacts are considered less than significant with identified mitigation (MM-BIO-1).



- f) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Less than Significant with Mitigation Incorporated:** The project area is located within the County's draft (unapproved) North County MSCP Downtown Ramona Vernal Pool Planning Area, in which vernal pools have been identified containing fairy shrimp cysts within the project boundaries. The project is outside of the Pre-Approved Mitigation Area (PAMA) of the draft (unapproved) North County MSCP and is not located within the adopted South County MSCP Plan area. Mitigation measure MM-BIO-1 has been proposed, which proposes vernal pool creation and restoration at a 3:1 ratio, as well as preservation of adjacent non-native grasslands.

**V. CULTURAL RESOURCES** -- Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** Based on a cultural resources report prepared by ASM Affiliates (April 2009) (Appendix G), it was determined that the project site does not contain any historical resources. Therefore, no impact is identified for this issue area.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

## Discussion/Explanation:

**No Impact:** Based on an analysis of records and a survey of the property by ASM Affiliates (Appendix G), it was determined that the project site does not contain any archaeological resources. Therefore, no impact is identified for this issue area.

## c) Directly or indirectly destroy a unique geologic feature?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

## Discussion/Explanation:

San Diego County has a variety of geologic environments and geologic processes which generally occur in other parts of the state, country, and the world. However, some features stand out as being unique in one way or another within the boundaries of the County.

**No Impact:** The site does not contain any unique geologic features that have been listed in the County's Guidelines for Determining Significance for Unique Geology Resources nor does the site support any known geologic characteristics that have the potential to support unique geologic features. Therefore, no impacts are identified for this issue area.

## d) Directly or indirectly destroy a unique paleontological resource or site?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

## Discussion/Explanation:

**Less than Significant Impact** A review of the County's Paleontological Resources Maps and data on San Diego County's geologic formations indicates that the project is located on geological formations that have a low probability of containing unique paleontological resources. Excavating into undisturbed ground beneath the soil horizons may cause a significant impact if unique paleontological resources are encountered. The project is in an area having low potential for containing unique paleontological resources and will excavate approximately 15,000 cubic yards or more of undisturbed material below the soil horizons, although potential impacts are possible during the grading process. Since impacts to paleontological resources do not typically occur until the resource is disturbed, if any resources are discovered during the grading phase of the project all construction activities will cease until a qualified Paleontologist is contacted.

Furthermore, the project will not result in a cumulative impact to paleontological resources because other projects that require grading in sensitive paleontological resource areas will be required to have the appropriate level of paleontological monitoring and resource recovery. In addition, other projects that propose any amount of significant grading would be subject to the requirements for paleontological monitoring as required pursuant to the County's Grading Ordinance. Therefore, with the implementation of the above project requirements during project grading operations, potential impacts to paleontological resources will be less than significant.

e) Disturb any human remains, including those interred outside of formal cemeteries?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** Based on an analysis of records and a survey of the property by ASM (April 2009), there is not any evidence of human remains on the project site, nor was there any indication that the site would be susceptible to containing human remains that are interred outside of formal cemeteries. Therefore, no impacts to human remains are expected to exist due to the proposed project.

## **VI. GEOLOGY AND SOILS** -- Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California, or located within any other area with substantial evidence of a known fault. The nearest fault, identified as the Elsinore fault is located northeast of the project site. Additionally, the project is not located in the

Near-Source Shaking Zones as identified by the County of San Diego. Therefore, there will be no impact from the exposure of people or structures to adverse effects from a known fault-rupture hazard zone as a result of this project.

ii. Strong seismic ground shaking?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** To ensure the structural integrity of all buildings and structures, the project must conform to the Seismic Requirements as outlined within the California Building Code. The County Code requires a soils compaction report with proposed foundation recommendations to be approved before the issuance of a building permit. Therefore, compliance with the California Building Code and the County Code ensures the project will not result in a potentially significant impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking. The soils on-site are identified as Placentia sandy loam 2 to 9 percent slopes (PeC). These soils have a low shrink-swell behavior, and is identified by the County of San Diego as having potential for expansive soils. All other mapped soils on the project site have a low to moderate shrink-swell behavior and are identified as stable with no adverse potential for development activity. However, a certification of fill Compaction Report, completed by a registered engineer is to be submitted after the grading has been completed.

iii. Seismic-related ground failure, including liquefaction?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project site is located within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. However, the previous MND adopted for the project site determined that the project on-site conditions do not have susceptibility to settlement and liquefaction. Therefore, there is a low potential to expose people or structures to adverse effects from ground failure, including liquefaction.

## iv. Landslides?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

## Discussion/Explanation:

**No Impact:** The project site is not within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. Landslide Susceptibility Areas were developed based on landslide risk profiles included in the *Multi-Jurisdictional Hazard Mitigation Plan, San Diego, CA* (URS, 2004). Landslide risk areas from this plan were based on data including steep slopes (greater than 25%); soil series data (SANDAG based on USGS 1970s series); soil-slip susceptibility from USGS; and Landslide Hazard Zone Maps (limited to western portion of the County) developed by the California Department of Conservation, Division of Mines and Geology (DMG). Also included within Landslide Susceptibility Areas are gabbroic soils on slopes steeper than 15% in grade because these soils are slide prone. Since the project is not located within an identified Landslide Susceptibility Area and the geologic environment has a low probability to become unstable, the project would have no impact from the exposure of people or structures to potential adverse effects from landslides.

## b) Result in substantial soil erosion or the loss of topsoil?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

## Discussion/Explanation:

**No Impact:** According to the Soil Survey of San Diego County, the soils on-site are identified as Placentia sandy loam 2 to 9 percent slopes (PeC) that has a soil erodibility rating of "slight" as indicated by the Soil Survey for the San Diego Area, prepared by the U.S. Department of Agriculture, Soil Conservation and Forest Service dated December 1973. Moreover, the project will not result in unprotected erodible soils; will not alter existing drainage patterns; wetland, or significant drainage feature; and will not develop steep slopes. A small portion of the project is located within a 500-year floodplain, although this is not anticipated to affect the project area. The project will result in site disturbance and grading of 15,000 cubic yards of cut and fill. However, the project is required to comply with the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING). Due to these factors, it has been found that the project will not result in substantial soil erosion or the loss of topsoil.

- c) Will the project produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project is not located on or near geological formations that are unstable or would potentially become unstable as a result of the proposed project. As indicated previously the project area is located in a relatively flat area, with a grade less than 10 percent. Additionally, the project is not located adjacent to an active fault, and has been determined have a low probability of containing soils that would be conducive to subsidence, liquefaction, and landslides. For further information refer to VI Geology and Soils, Question a., i-iv listed above.

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project does not contain expansive soils as defined by Table 18-I-B of the Uniform Building Code (1994). The soils on-site are PeC sandy loam 2 to 9 percent. These soils have a shrink-swell behavior of low and represent no substantial risks to life or property. Therefore, the project will not create a substantial risk to life or property as the result of expansive soils.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project will rely on public water and sewer for the disposal and treatment of wastewater. A service availability letter dated April 7, 2009 has been

received from the Ramona Municipal Water District indicating that the District has adequate capacity for the projects wastewater disposal needs. No septic tanks or alternative wastewater disposal systems are proposed. No impacts are identified for this issue area.

**VII. HAZARDS AND HAZARDOUS MATERIALS** -- Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project will not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of Hazardous Substances, nor are Hazardous Substances proposed or currently in use in the immediate vicinity. The project is a library, and such a use is not characterized as routinely storing, using, or disposing of hazardous materials or wastes. In addition, the project does not propose to demolish any existing structures onsite and therefore would not create a hazard related to the release of asbestos, lead based paint or other hazardous materials from demolition activities.

- b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project is not located within one-quarter mile of an existing or proposed school. Therefore, the project will not have any effect on an existing or proposed school.

- c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less than Significant Impact:** Based upon a regulatory database search conducted by EDR (April 2009), the project site has not been subject to a release of hazardous substances that would create a significant hazard to the public or environment.

A search distance of one-half mile from the project site was conducted. The only site that is considered adjacent to the project site and may contain an area of concern is Ramona Maintenance Station, located on 203 12<sup>th</sup> Street, at the corner of B Street. This location was identified in the San Diego County Site Assessment and Mitigation Program (SAM) list with a drinking water aquifer impacted with remedial action status.

The project site is not included in any of the following lists or databases:

- State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5.,
- San Diego County Hazardous Materials Establishment database, the San Diego County DEH Site Assessment and Mitigation (SAM) Case Listing,
- Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program Database ("CalSites" Envirostor Database), the Resource Conservation and Recovery Information System (RCRIS) listing
- EPA's Superfund CERCLIS database or the EPA's National Priorities List (NPL).

Additionally, the project does not propose structures for human occupancy or significant linear excavation within 1,000 feet of an open, abandoned, or closed landfill, is not located on or within 250 feet of the boundary of a parcel identified as containing burn ash (from the historic burning of trash), is not on or within 1,000 feet of a Formerly Used Defense Site (FUDS), does not contain a leaking Underground Storage Tank (UST) and is not located on a site with the potential for contamination from historic uses such as intensive agriculture, industrial uses, a gas station or vehicle repair shop. A summary of the identified properties containing environmental records is listed on Table 6. The complete database search is presented in Appendix E of this report. No identified hazardous conditions were identified for the project area. Therefore, the project would not create a significant hazard to the public or environment.



**Table 6. Hazards Evaluation Summary**

<b>Site</b>	<b>Location</b>	<b>Distance from Project</b>	<b>Status</b>
<b>Federal Resource and Conservation Recovery Act (RCRA)</b>			
Pacific Bell C O Allen DB738	1021 A St	0.198 mile NE	Small quantity generator
Ramona Radiator	312 13 <sup>th</sup> St.	0.115 mile SSE	Small quantity generator
San Diego Gas and Electric	110 14 <sup>th</sup> St.	0.159 mile W	Small quantity generator
Basels Body and Frame	136 10 <sup>th</sup> St.	0.218 mile NE	Small quantity generator
Pacific Bell	325 10 <sup>th</sup> St.	0.222 mile ENE	Small quantity generator
Ramona Radiology	1516 Main St. Suite 103	0.234 mile SW	Small quantity generator
<b>Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)</b>			
Olive Pierce Middle School	Hanson Road	0.759 mile SSE	No further action
<b>Solid Waste Information System (SWF/LF)</b>			
Ramona Material Recovery Facility	324 Maple St.	.282 mile NNW	Permitted transfer facility
Hawthorne Contracting Green Waste	1311 Walnut Street	.345 mile NW	Clean – Closed
<b>Leaking Underground Storage Tank (LUST)</b>			
Ramona Maintenance Station	203 12 <sup>th</sup> St.	0.977 mile NW	Completed – Case closed
Ramona Texaco	1210 Main St.	0.095 mile ESE	Open – Remediation
Daniels Liquor	1350 Main St.	0.115 mile SSW	Open - Remediation
Ramona Gas Shack	1158 Main St	0.138 mile E	Completed- Case closed
Homestead Supply	114 14 <sup>th</sup> St.	0.158 mile W	Completed – Case closed
Ramona Disposal Service	110 14 <sup>th</sup> St.	0.159 mile ENE	Completed- Case closed
7-11 Food Store	1976 Main St.	0.220 mile ENE	Completed- Case closed
Ramona Arco AM/PM	1015 Main St.	0.286 mile ENE	Open – Remediation
Pacific Bell	325 10 <sup>th</sup> St.	.313 mile ENE	Completed – Case closed
Auto & Tire Center	902 Main St.	.408 mile ENE	Open – Remediation
Unocal 76 Station	885 Main St.	0.425 mile ENE	Completed – Case closed

<b>Site</b>	<b>Location</b>	<b>Distance from Project</b>	<b>Status</b>
Ramona Oil Company	1000 Olive St	0.481 mile N	Open – Remediation
Ramona Transit Mix	940 Olive St.	0.489 mile N	Completed- Case closed
Chevron Station	802 Main St.	0.432 mile ENE	Open-Remediation
Napa Truck Auto Center	807 D St.	0.438 mile ENE	Completed- Case closed
Ramona School District	720 9 <sup>th</sup> St.	0.438 mile ENE	Completed- Case closed
<b>Statewide Liability Information System (SLIC)</b>			
Daniel Liquor	1350 Main St.	0.115 mile SSW	Completed – Case closed
Ramona Oil Company	1000 Olive St	0.481 mile N	Completed – Case closed
<b>San Diego County Site Assessment Mitigation Program (SDSAM)</b>			
Ramona Texaco	1210 Main St.	0.0995 mile ESE	Site assessment- Drinking water impacted
Ramona Gas Shack	1158 Main St.	0.115 mile E	Soils only – Case closed
Daniel Liquor	1350 Main St.	0.115 mile SSW	Failed integrity test, case closed
7-Eleven Food Store	1076 Main St.	0.220 mile ENE	Drinking water aquifer impacted – case closed
Ramona Arco Am/Pm	1015 Main St.	0.286 mile ENE	Drinking water aquifer impacted-remedial action
Auto & Tire Center	902 Main St.	0.322 mile ENE	Drinking water aquifer impacted – remedial action
Ramona Oil Company	1000 Olive St	0.481 mile N	Failed integrity test – case closed
Ramona Transit Mix	940 Olive St.	0.489 mile N	Soils only – case closed
Chevron Station	802 Main St.	0.432 mile ENE	Drinking water aquifer impacted – remedial action
Napa Truck Auto Center	807 D St.	0.438 mile ENE	Soils only – case closed
Ramona Maintenance Station	203 12 <sup>th</sup> St.	0.977 mile NW	Drinking water aquifer impacted–remedial action
Homestead Supply	114 14 <sup>th</sup> St.	0.158 mile W	Soils only – case closed

Site	Location	Distance from Project	Status
Ramona Disposal Service	110 14 <sup>th</sup> St.	0.159 mile ENE	Drinking water aquifer impacted – remedial action
Unocal 76 Station	885 Main St.	0.425 mile ENE	Drinking water aquifer impacted – remedial action
<b>Underground Storage Tanks (UST)</b>			
Ramona Texaco	1210 Main St.	0.0995 mile ESE	
Daniel Liquor	1350 Main St.	0.115 mile SSW	
Ramona Arco Am/Pm	1015 Main St.	0.286 mile ENE	
Pacific Bell	325 10 <sup>th</sup> St.	0.313 mile ENE	
7-Eleven Food Store	1076 Main St.	0.220 mile ENE	
<b>Aboveground Petroleum Storage Container Database (AST)</b>			
San Diego County Environmental Health	324 Maple St	0.227 mile NNW	
<b>Recycler Database (SWRCY)</b>			
Richardson Recycling	1018 A St.	0.200 mile NE	
Piva Equipment Rental	124 10 <sup>th</sup> St.	0.232 mile NE	
San Diego County Environmental Health	324 Maple St	0.227 mile NNW	
<b>Federal Resource and Conservation Recovery Act (RCRA)-NonGen</b>			
High-Country Chev-Olds Inc.	1939 Main St.	0.153 mile E	
Advanced Auto Service Center	136 10 <sup>th</sup> St. Suite J	0.219 mile ENE	
<b>Notify 65</b>			
Homestead Products	114 14 <sup>th</sup> St.	0.202 mile WNW	
Craftstones	505 Elm St.	0.958 mile NE	
<b>Historical Auto Stations</b>			
San Diego Truck & Trailer Work	401 12 <sup>th</sup> Ave	0.160 mile ESE	
Kolbeck Auto Works	405 12 Ave.	0.163 mile ESE	

**Source:** Environmental Data Resources, April 2009.

- d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

- ☐ Potentially Significant Impact
 ☒ Less than Significant Impact  
☐ Less Than Significant With Mitigation Incorporated
 ☐ No Impact

## Discussion/Explanation:

**Less Than Significant Impact:** The project is located within two miles of the Ramona Airport, and falls within the Review Area 2 of the Ramona Airport Land Use Compatibility Plan. Table 7 presents the requirements for projects that fall within Review Area 2.

**Table 7. Project Consistency with Ramona Airport Land Use Plan**

<b>Requirements/Compatibility Measures</b>	<b>Project Consistency</b>
Any proposed object in a High Terrain Zone have a height of more than 35 feet, as indicated on the Compatibility Policy map; Airspace Protection included in Chapter 3 of the Ramona Airport Land Use Plan.	The project proposes a one-story building and will not exceed the 35 feet building limit. Therefore, the project is consistent with this compatibility measure.
Any project having the potential to create electrical or visual hazards to aircraft in flight, including: electrical interference with radio communications or navigational signals; lighting which could be mistaken for airport lighting; glare or bright lights in the eyes of pilots using the airport; and impaired visibility near the airport.	The project does not propose any radio, navigational, bright lighting or visual hazards that may impair pilot's vision. Additionally, the project proposes to comply with the County of San Diego lighting ordinance. Therefore, the project complies with this compatibility measure.
The project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport.	The project proposes the construction of a building which does not include any structures that would exceed 150 feet in height. Therefore, the project complies with this compatibility measure.
The project does not propose any artificial bird attractor, including but not limited to reservoirs, golf courses with water hazards, large detention and retention basins, wetlands, landscaping with water features, wildlife refuges, or agriculture (especially cereal grains).	The project proposes the construction of a library and parking lot. Landscaping is proposed, however, it will not contain any features which would unusually attract bird species that could be a nuisance to flight operations. Therefore, the project complies with this compatibility measure.
The proposed project is located within the FAA Height Notification Surface due to its proximity to Ramona Airport, which requires that notice be filed with the FAA. The applicant has completed FAA Form 7460-1 Notice of Proposed Construction or Alteration and submitted the form to the FAA for review. The FAA has not identified the project to be an airspace obstruction or hazard therefore, the project complies with the Federal Aviation Administration Regulations, Part 77 – Objects Affecting Navigable Airspace.	The project is located within Review area 2 of the Ramona Airport. The County will submit a completed FAA Form 7460-1 Notice of Proposed Construction or Alteration form to the FAA for review and comment.

As detailed in Table 7, the project is consistent with the requirements of the Ramona Airport Land Use Plan and would not impose a safety hazard for people residing or working in the project area with the proposed mitigation. Therefore, impacts would be less than significant.

- e) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is not within one mile of a private airstrip. As a result, the project will not constitute a safety hazard for people residing or working in the project area.

- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

The following sections summarize the project's consistency with applicable emergency response plans or emergency evacuation plans.

- i. OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN:

**Less Than Significant Impact:** The Operational Area Emergency Plan is a comprehensive emergency plan that defines responsibilities, establishes an emergency organization, defines lines of communications, and is designed to be part of the statewide Standardized Emergency Management System. The Operational Area Emergency Plan provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The Multi-Jurisdictional Hazard Mitigation Plan includes an overview of the risk assessment process, identifies hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives and actions for each jurisdiction in the County of San Diego, including all cities and the County unincorporated areas. The project will not interfere with this plan because it will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

**No Impact:** The San Diego County Nuclear Power Station Emergency Response Plan will not be interfered with by the project due to the location of the project, plant and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County. The project is located in the unincorporated area of San Diego and is not expected to interfere with any response or evacuation. Therefore, no impacts are identified.

iii. OIL SPILL CONTINGENCY ELEMENT

**No Impact:** The Oil Spill Contingency Element will not be interfered with because the project is not located along the coastal zone or coastline.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

**No Impact:** The Emergency Water Contingencies Annex and Energy Shortage Response Plan will not be interfered with because the project does not propose an alteration to major water or energy supply infrastructure, such as the California Aqueduct.

v. DAM EVACUATION PLAN

**No Impact:** The Dam Evacuation Plan will not be interfered with because the project is not located within a dam inundation zone. The nearest reservoir located near the project area is Sutherland Dam, and the inundation area for this dam is located north of the project site. Therefore, no impacts are identified for this issue area.

- g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project is located in the community of Ramona. Previous fires have burned areas within three miles north of the project area. The project is located in the center of the Ramona business district, thus lowering the potential to wildland fires. The project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project will comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code for the 17 Fire Protection Districts in San

Diego County and Appendix II-A, as adopted and amended by the local fire protection district. Implementation of these fire safety standards will occur during the Tentative Map, Tentative Parcel Map, or building permit process.

A Fire Service Availability Letter and conditions, dated June 4, 2009, was received from the Ramona CAL/Fire Protection District and is presented in Appendix H. The conditions from the Ramona CAL/Fire Fire Protection District include the provision of 100 feet clearing around all structures. The Fire Service Availability Letter indicated Station 80 is located one mile from the project area, although no specific emergency response travel time to the project area was indicated. However, the proposed project will not impact provision of fire services for the following reasons: The Maximum Travel Time allowed pursuant to the County Public Facilities Element is five minutes, and the nearest fire station is located one mile from the project area. Therefore, based on the review of the project by County staff, through compliance with the Consolidated Fire Code and Appendix II-A and through compliance with the Ramona CAL/Fire Protection District's condition, the project is not anticipated to expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires. Moreover, the project will not contribute to a cumulatively considerable impact, because all past, present and future projects in the surrounding area are required to comply with the Consolidated Fire Code and Appendix II-A.

- h) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project does not involve or support uses that allow water to stand for a period of 72 hours (3 days) or more (e.g. artificial lakes, agricultural irrigation ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Moreover, based on a site visit conducted by Lori Arena of HDR (March 24, 2009) there are none of these uses on adjacent properties. Therefore, the project will not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies.

**VIII. HYDROLOGY AND WATER QUALITY** -- Would the project:

a) Violate any waste discharge requirements?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes a library and associated parking which requires a NPDES permit for discharge of storm water associated with grading and construction activities. The project site proposes and will be required to implement the following site design measures and/or source control BMPs and/or treatment control BMPs to reduce potential pollutants to the maximum extent practicable from entering storm water runoff:

- Prior to construction activities, all wetland areas within or adjacent to construction areas shall be encompassed by orange environmental fencing to protect them from construction;
- Silt fencing or other sediment trapping devices shall be installed and maintained in order to prevent runoff from entering the water systems during construction activities;
- Erosion control shall be adequate to ensure that areas disturbed by the project remain stable and do not erode during rain events;
- Spoil, trash, or any debris shall be removed offsite to an appropriate disposal facility;
- Select, design, and utilize BMPs including source control BMPs (i.e., parking lots, signage, and trash enclosures), treatment control BMPs (i.e., constructed wetlands, filter inserts, bio-swales, and catch basins), and site design BMPs (i.e., landscaping);
- No equipment maintenance shall be conducted within or near any drainage where petroleum products or other pollutants from the equipment may enter these areas under any flow;
- Disperse runoff through impervious surfaces onto adjacent pervious surfaces.

These measures will enable the project to meet waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. 2001-01), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP).

Finally, the project's conformance to the waste discharge requirements listed above ensures the project will not create cumulatively considerable water quality impacts related to waste discharge because, through the permit, the project will conform to Countywide watershed standards in the JURMP and SUSMP, derived from State regulation to address human health and water quality concerns. Therefore, the project



will not contribute to a cumulatively considerable impact to water quality from waste discharges.

- b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project lies in the Ramona hydrologic subarea, within the San Dieguito hydrologic unit. According to the Clean Water Act Section 303(d) list, June 2007; San Dieguito; a portion of this watershed at the Pacific Ocean and San Dieguito River is impaired for coliform bacteria. Constituents of concern in the San Dieguito watershed include coliform bacteria, nutrients, sediment, lowered dissolve oxygen, and trace metals. However, the project does not propose any known sources of pollutants, or land use activities that might contribute these pollutants.

- c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The Regional Water Quality Control Board has designated water quality objectives for waters of the San Diego Region as outlined in Chapter 3 of the Water Quality Control Plan (Plan). The water quality objectives are necessary to protect the existing and potential beneficial uses of each hydrologic unit as described in Chapter 2 of the Plan.

The project lies in the Ramona hydrologic subarea, within the San Dieguito hydrologic unit that has the following existing and potential beneficial uses for inland surface waters, coastal waters, reservoirs and lakes, and groundwater:

- 1) municipal and domestic supply; 2) agricultural supply; industrial process supply,
- 3) industrial service supply; 4) contact water recreation; 5) non-contact water recreation;
- 6) warm freshwater habitat; 7) cold freshwater habitat; 8) wildlife habitat; 9) estuarine habitat; 10) marine habitat; 11) preservation of biological habitats of special

significance; 12) migration of aquatic organisms; and, 13) rare, threatened, or endangered species habitat.

The proposed project does not propose any activities which would degrade surface or groundwater water quality or degrade the beneficial uses of the Ramona hydrologic subarea. Impacts are considered less than significant.

- d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project will obtain its water supply from the Ramona Municipal Water District that obtains water from surface reservoirs or other imported water source. The project will not use any groundwater for any purpose, including irrigation, domestic or commercial demands. In addition, the project does not involve operations that would interfere substantially with groundwater recharge including, but not limited to the following: the project does not involve regional diversion of water to another groundwater basin; or diversion or channelization of a stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances (e.g., ¼ mile). These activities and operations can substantially affect rates of groundwater recharge. Therefore, no impact to groundwater resources is anticipated.

- e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project site slopes gently from southeast to northwest at a slope less than 5%. Additionally, there are no streams or rivers that would be altered by this project. The project will not increase the net flow or flow rate in such a manner that surface water would cause substantial erosion or siltation on- or off-site. The project site is outside of the Santa Maria Creek floodplain. Therefore, potential impacts are less than significant.

- f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

**Less than Significant Impact:** The project site slopes gently from the southeast to northwest at a slope less than 5% and does not have any natural or improved drainage ways on-site. This balanced project does not propose grading that would substantially modify existing landforms or create significant changes in the existing drainage patterns in the project area which would result in flooding on- or off-site. Additionally, Low Impact Design measures will be utilized throughout the project to reduce runoff and maintain the original hydrologic regime. Therefore, potential impacts are less than significant.

- g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

**Less Than Significant Impact:** The project site is approximately 7.2 acres and will have approximately 1.74 acres of impervious surface. Per communication with the project engineer, the post construction runoff will have a peak flow of 2.0 cubic feet per second (cfs). There is not an existing drainage system in the area and no plans for developing a new storm drainage system have been identified. Based on the small watershed and post construction surface flows, this project will not contribute runoff water which would exceed the capacity of an existing storm drainage system. Therefore, potential impacts are less than significant.

- h) Provide substantial additional sources of polluted runoff?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

## Discussion/Explanation:

**Less than Significant Impact:** There are no primary pollutants anticipated from the site. Secondary pollutants of concern will be treated through the use of several Low Impact Design Elements. The site will be landscaped with a plant pallet including native and non native plants to improve proper drainage of the site and utilize natural filtration methods to treat the runoff. Treatment control BMP's will include: flow-through planter boxes and bioretention areas which will be utilized throughout the site and parking area for their high rate of efficiency in removing potential pollutants with minimal disruption to the natural hydrology of the site.

- i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

## Discussion/Explanation:

**No Impact:** The project is located within a quarter mile of Santa Maria Creek. A small portion of the northernmost parcel of the project area falls within the FEMA 500-year floodplain. No 100-year flood hazard areas are identified on the project site. Therefore, impacts would be less than significant.

- j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

## Discussion/Explanation:

**No Impact:** No 100-year flood hazard areas were identified directly on the project site or off-site improvement locations; therefore, no impact will occur.

- k) Expose people or structures to a significant risk of loss, injury or death involving flooding?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

## Discussion/Explanation:

**Less Than Significant Impact:** The project lies within a special flood hazard area as identified on the FEMA Floodplain Map (2008), as a small portion of the project site falls within the 500-year floodplain. However, the proposed library structure would be outside the 500-year floodplain, impacts would be less than significant.

- l) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

## Discussion/Explanation:

**No Impact:** The project site lies outside a mapped dam inundation area for a major dam/reservoir within San Diego County. The nearest reservoir located near the project area is Sutherland Dam, and the inundation area for this dam is located north of the project site. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the property. Therefore, the project will not expose people to a significant risk of loss, injury or death involving flooding.

- m) Inundation by seiche, tsunami, or mudflow?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

## Discussion/Explanation:

- i. SEICHE

**No Impact:** The project site is not located along the shoreline of a lake or reservoir; therefore, could not be inundated by a seiche.

- ii. TSUNAMI

**No Impact:** The project site is located more than a mile from the coast; therefore, in the event of a tsunami, would not be inundated.

- iii. MUDFLOW

**No Impact:** Mudflow is a type of landslide. The site is not located within a landslide susceptibility zone. The geologic environment of the project area has a low probability to be located within an area of potential or pre-existing conditions that could become

unstable in the event of seismic activity. In addition, though the project does propose land disturbance that will expose unprotected soils, the project is not located downstream from unprotected, exposed soils within a landslide susceptibility zone. Therefore, it is not anticipated that the project will expose people or property to inundation due to a mudflow.

**IX. LAND USE AND PLANNING** -- Would the project:

a) Physically divide an established community?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project does not propose the introduction of new infrastructure such as major roadways or water supply systems, or utilities to the area. The project proposes a community library. Therefore, the proposed project will provide a community gathering place, and will not significantly disrupt or divide the established community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project is subject to the Regional Land Use Element Policy and General Plan Land Use Designations (12) Neighborhood Commercial and (13) General Commercial. The (12) Neighborhood Commercial designation provides for limited, small scale commercial uses serving the daily needs of local residents. It is designed to serve only a limited market and uses should be compatible in design and scale with adjacent residential uses. Residential uses may be permitted under Special Circumstances. The (13) General Commercial designation provides for commercial areas where a wide range of retail activities and services is permitted. Residential uses may be permitted under Special Circumstances. This designation would be appropriate for community or regional shopping centers, central business districts, or small but highly diverse commercial development. It is intended that uses permitted within this designation be limited to commercial activities conducted within an enclosed building.

The project is subject to the policies of the Ramona Community Plan. The Ramona Planning Area draft General Plan Update land use map May 2007 has identified the parcel for the future development of the community plan as Rural Commercial. The proposed community center would be allowable as a civic use, community recreation pursuant under San Diego County C40 Use Regulation. The project would be consistent with both the current and the proposed land use designation. The proposed project is consistent with the policies of the Ramona Community Plan.

The property is zoned C36 (General Commercial) and C37 (Heavy Commercial). Both of these zones permit libraries under Zoning Ordinance Sections 2362 and 2372, which note that Cultural Exhibits and Library Services are allowable uses.

The project requires an approval of a Site Plan pursuant to the "B" and the D5" Special Area Regulations Designations. The "B" Designation is for Community Design Review and requires the project to be consistent with the Ramona Community Design Guidelines. The D5 (Design Review) designation requires the project to be consistent with specific design guidelines for the property. Therefore, impacts due to this issue area are considered less than significant.

**X. MINERAL RESOURCES** -- Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project site is within land classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997) as an area where geologic information indicates no significant mineral deposits are present (MRZ-1). Moreover, if the resources are not considered significant mineral deposits, loss of these resources cannot contribute to a potentially significant cumulative impact.

The project site is surrounded by densely developed land uses including commercial land uses which are incompatible with future extraction of mineral resources. There is a mining operation to the north of the project site. However, a future mining operation at the project site would likely create a significant impact to other neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. Therefore, implementation of the project will not result in the loss of availability of a known mineral resource that would be of value since the mineral resource has already been lost due to incompatible land uses. No impacts are identified.

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project site is zoned General Commercial, which is not considered to be an Extractive Use Zone (S-82) nor does it have an Impact Sensitive Land Use Designation (24) with an Extractive Land Use Overlay (25) (County Land Use Element, 2000).

Therefore, no potentially significant impacts due to the loss of availability of a known mineral resource of locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan or other land use plan will occur as a result of this project.

**XI. NOISE** -- Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project is a proposed library and will be occupied by library employees and patrons. Based on a site visit completed by Lori Area or HDR on March 24, 2009 the surrounding area supports commercial land uses. The project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, Acoustical Site Assessment (2009).and other applicable standards for the following reasons:

**General Plan – Noise Element**

The County of San Diego General Plan, Noise Element, Policy 4b addresses noise sensitive areas and requires an acoustical study to be prepared for any use that may expose noise sensitive areas to noise in excess of a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA). Moreover, if a project site is excess of CNEL 60 dBA,



modifications must be made to the project to reduce noise levels. Noise sensitive areas include residences, hospitals, schools, libraries or similar facilities where quiet is an important attribute. Project implementation is not expected to expose existing or planned noise sensitive areas to road, airport, heliport, railroad, industrial or other noise in excess of the CNEL 60 dBA. This is based upon an acoustical assessment prepared by Investigative Sciences and Engineering (2009). The complete report is included as Appendix D.

Current ambient sound levels recorded over the monitoring period were found to be 62.8 dBA Leq, observed to be as high as 78.0 dBA and as low as 49.4 dBA. Ninety percent of the time, the sound level is approximately 55.4 dBA. The estimated operational noise impacts due to HVAC equipment was found to produce a worse case scenario of approximately 25 dBA Leq, which would comply with property line standards.

The County Noise Ordinance requires a commercially zoned property to have a noise level of 60 dBA between the hours of 7 a.m. and 10 p.m. and 55 dBA between the hours of 10 p.m. and 7 a.m. It should further be noted that since the ambient community sound levels at the project site are greater than this projected level, the audibility of these units is anticipated to be negligible (i.e., the average level would merge into the background noise produced by neighboring commercial uses and surface street traffic noise along SR-67). Given this, no mitigation would be required as a result of this project. Therefore, the project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, Noise Element.

### **Ramona Community Plan**

The County of San Diego General Plan, Ramona Community Plan, has a standard of CNEL 55 dBA for all projected noise contours near main circulation roadways, airports and other noise sources and requires mitigation if this level is exceeded. Based upon the acoustical assessment prepared for the project (ISE, 2009), project implementation is not expected to expose existing or planned noise sensitive areas to road, airport, heliport, railroad, industrial or other noise in excess of the CNEL 55 dBA. According to the ISE Noise Assessment Report (2009) the estimated operational noise of the project is 57.5 dBA. Considering the existing ambient sound levels of the project area range from 49.4 dBA to 78.0 dBA, with an average of 55.4, the expected noise levels of the project are below the existing noise levels, primarily due to the existing traffic noise from the adjacent SR-67. Therefore, the project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, Ramona Community Plan.

Non-transportation noise generated by the project is not expected to exceed the standards of the County of San Diego Noise Ordinance (Section 36-404) at or beyond the project's property line. The site is zoned General and Service Commercial and has a one-hour average sound limit of CNEL 60 dBA. The adjacent properties are zoned a combination of M54 General Impact Industrial and General Commercial and have one-

hour average sound limit of CNEL 60 dBA. Based upon the acoustical assessment prepared by ISE (2009), the project's noise levels are not anticipated to impact adjoining properties or exceed County Noise Standards (which is CNEL 60 dBA) because the project does not involve any noise producing equipment that would exceed applicable noise levels at the adjoining property line. Additionally, the estimated operational noise of the project is 57.5 dBA. Considering the existing ambient sound levels of the project area range from 49.4 dBA to 78.0 dBA, the expected noise levels of the project are below the existing noise levels, primarily due to the existing traffic noise from the adjacent SR-67.

### Noise Ordinance – Section 36-410

The project will not generate construction noise that may exceed the standards of the County of San Diego Noise Ordinance (Section 36-410). Construction operations will occur only during permitted hours of operation pursuant to Section 36-410.

Finally, the project's conformance to the County of San Diego General Plan (Noise Element, Policy 4b and Ramona Community Plan) and County of San Diego Noise Ordinance (Section 36-404 and 36.410) ensures the project will not create cumulatively considerable noise impacts, because the project will not exceed the local noise standards for noise sensitive areas; and the project will not exceed the applicable noise level limits at the property line or construction noise limits, derived from State regulation to address human health and quality of life concerns. Therefore, the project will not contribute to a cumulatively considerable exposure of persons or generation of noise levels in excess of standards established in the local general plan, noise ordinance, and applicable standards of other agencies.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is a library, of which low ambient vibration is preferred. The library would not create a use that would be characterized as creating excessive amounts of vibration or groundborne noise levels. Further, the project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels on-site or in the surrounding area. The infrastructure improvements for the project would be minor utility extensions to connect the project site to existing infrastructure and roadway improvements.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project involves the following permanent noise sources that may increase the ambient noise level: CNEL 60 dBA. As indicated in the response listed under Section XI Noise, Question a., the project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control. Also, the project is not expected to expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels based on review of the project Noise Analysis prepared by ISE, June 18, 2009. The project would produce a worst-case property line sound level of approximately 25 dBA Leq-h which identified previously would comply with the County Noise Ordinance. It should further be noted that since the ambient community sound levels at the project site are greater than this projected level, the audibility of these units is anticipated to be negligible (i.e., the average level would merge as a din into the background noise produced by neighboring commercial uses and surface street traffic noise along SR-67). Given this, no remedial mitigation in the form of additional exterior noise walls or barriers would be required as a result of this project. Studies completed by the Organization of Industry Standards (ISO 362; ISO 1996 1-3; ISO 3095; and ISO 3740-3747) state an increase of 10 dB is perceived as twice as loud and is perceived as a significant increase in the ambient noise level.

The project will not result in cumulatively noise impacts. It was determined that the project, in combination with a list of past, present and future projects, would not expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

## Discussion/Explanation:

**Less Than Significant Impact:** The project does not involve any uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity including but not limited to extractive industry; outdoor commercial or industrial uses that involve crushing, cutting, drilling, grinding, or blasting of raw materials; truck depots, transfer stations or delivery areas; or outdoor sound systems.

Also, general construction noise is not expected to exceed the construction noise limits of the County of San Diego Noise Ordinance (Section 36-410), which are derived from State regulations to address human health and quality of life concerns. Construction operations will occur only during permitted hours of operation pursuant to Section 36-410. Also, it is not anticipated that the project will operate construction equipment in excess of 67.1 dBA for the grading and pad preparation or 69.8 dBA for the building construction and parking lot paving for more than an 8 hours during a 24-hour period. Additionally, there are no sensitive receptors located adjacent to the project area. Therefore, the project would not result in a substantial temporary or periodic increase in existing ambient noise levels in the project vicinity.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

## Discussion/Explanation:

**Less Than Significant Impact:** The proposed project is located within a Comprehensive Land Use Plan (CLUP) for airports or within 2 miles of a public airport or public use airport for the Ramona Airport. However, the project implementation is not expected to expose people residing or working in the project area to excessive noise levels in excess of the CNEL 60 dBA. Based on staff's review of projected County noise contour maps (CNEL 60 dB(A) contours), the location of the project is outside of the CNEL 60 dB(A) contours for the airport.

In addition, based on the list of past, present and future projects there are no new or expanded public airports projects in the vicinity that may extend the boundaries of the CNEL 60 dBA noise contour or CLUP. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered. Therefore, the project will not expose people residing or working in the project area to excessive airport-related noise on a project or cumulative level.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is not located within a one-mile vicinity of a private airstrip; therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

**XII. POPULATION AND HOUSING** -- Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project proposes a community library. This physical change will not induce substantial population growth in an area, because these facilities are meant to serve an existing need in the community. Therefore, no impact is identified for this issue area.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is currently vacant and will not displace any existing housing.

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is currently vacant and will not displace a any people necessitating the construction of replacement housing elsewhere.

### **XIII. PUBLIC SERVICES**

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios, response times or other performance objectives for any of the public services:

- i. Fire protection?
- ii. Police protection?
- iii. Schools?
- iv. Parks?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** Based on the service availability forms received for the project (Appendix H), the proposed project will not result in the need for significantly altered services or facilities. Service availability forms have been provided which indicate existing services are available to the project from the following agencies/districts: RMWD, San Diego County Sheriff, and Ramona/CAL Fire. The project does not involve the construction of new or physically altered governmental facilities including but not limited to fire protection facilities, sheriff facilities, schools, or parks in order to maintain acceptable service ratios, response times or other performance service ratios or objectives for any public services. Additionally, the project would not involve the construction of residential units; therefore, an increased demand on school services would not occur. Therefore, the project will not have an adverse physical effect on the environment because the project does not require new or significantly altered services or facilities to be constructed.

**XIV. RECREATION**

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project does not propose residential uses, included but not limited to a residential subdivision, mobile home park, or construction for a single-family residence that may increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity. No impacts are identified for this issue area.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, the construction or expansion of recreational facilities cannot have an adverse physical effect on the environment.

**XV. TRANSPORTATION/TRAFFIC** -- Would the project:

- a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

## Discussion/Explanation:

**Less Than Significant Impact:** A Traffic Impact Study (TIS), dated, prepared by Linscott, Law & Greenspan (2009) was completed for the proposed project. The complete report is included as, Appendix F.

The Traffic Impact Study concluded that the proposed project will result in an additional 975 additional daily trips (ADT), with 20 trips during the AM peak hour (14 inbound/ 6 outbound), which represents a two percent increase in ADT. The project will also generated 98 trips during the PM peak hour (49 inbound/49 outbound), which represents a ten percent increase of ADT. The addition of 975 ADT will not result in a substantial increase in the number of vehicle trips, volume to capacity ratio on roads, or congestion at intersections, as detailed in Tables 8 through 11. Further, as part of the design of the project, a raised median will be constructed in SR-67 at 13<sup>th</sup> Street to minimize conflicting turning movements.

The traffic impact analysis also reviewed different scenarios of traffic movement to address the extension of two streets in the project area. As identified in the Ramona Road Master Plan (December 2003); two streets are proposed to be extended. A Street is to be constructed from 11<sup>th</sup> Street to 14<sup>th</sup> Street and B Street is proposed to be extended from 12<sup>th</sup> Street to 14<sup>th</sup> Street, which will provide increased infrastructure to service the project area. These roadway extensions are not part of the project; however, theses roadway extensions were analyzed in the traffic report with three different scenarios.

The results of the traffic report scenarios showed no decreases in levels of service (LOS) for the intersections of SR-67 and 10<sup>th</sup>, 12<sup>th</sup>, 13<sup>th</sup>, and 14<sup>th</sup> Streets. The LOS for the analyzed intersection of SR-67 and 13<sup>th</sup> Street improved in all scenarios due to the addition of the project feature which prohibits left hand turns onto 13<sup>th</sup> Street. Therefore, the project will not have a significant direct project impact on traffic volume, which is considered substantial in relation to existing traffic load and capacity of the street system. Also refer to the answer for XV. b. below.

- b) Exceed, a level of service standard established by the County congestion management agency and/or as identified by the County of San Diego Transportation Impact Fee Program for designated roads or highways?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |



**Table 8. Intersection Operations**

Intersection	Control Type	Peak Hour	Existing		Scenario A Existing + Project			Scenario B Existing + Project			Scenario C Existing + Project			Scenario D Existing + Project		
			Delay <sup>a</sup>	LOS <sup>b</sup>	Delay	LOS	Δ <sup>d</sup>	Delay	LOS	Δ	Delay	LOS	Δ	Delay	LOS	Δ
SR 67 / 10th Street	Signal	AM	43.2	D	42.2	D	0.2	43.5	D	0.3	43.5	D	0.3	43.5	D	0.3
		PM	52.5	D	52.9	D	2.3	53.3	D	0.8	53.3	D	0.8	53.3	D	0.8
SR 67 / 12th Street	TWSC <sup>c</sup>	AM	27.6	D	28.8	D	-	28.0	D	-3	28.0	D	-	28.0	D	-
		PM	80.4	F	109.5	F	3	91.1	F	F	91.1	F	3	90.4	F	3
SR 67 / 13th Street	TWSC <sup>c</sup>	AM	16.4	C	12.1	Be	-	12.0	Be	-	12.0	Be	-	12.0	Be	-
		PM	44.6	E	14.4	Be	-	14.1	Be	-	14.1	Be	-	14.0	Be	-
SR 67 / 14th Street	Signal	AM	28.6	C	28.6	C	0.1	28.7	C	0.1	28.7	C	0.1	28.7	C	0.1
		PM	31.7	C	32.3	C	0.6	32.1	C	0.4	32.1	C	0.4	32.1	C	0.4

**Footnotes:**<sup>a</sup> Average delay expressed in seconds per vehicle.<sup>b</sup> Level of Service.<sup>c</sup> TWSC – Two-Way Stop Controlled intersection. Minor street delay is reported<sup>d</sup> "Δ" denotes the project-induced increase in delay for signalized intersections and Project Traffic added to Critical Movement for Unsignalized Intersections.<sup>e</sup> It should be noted that the intersection of SR 67/ 13th Street does not operate at an unacceptable Level of Service under Scenario A Existing + Project conditions. This is primarily due to the fact that, as a project feature, left turns from 13<sup>th</sup> Street onto SR 67 will be physically prohibited with the introduction of raised median along SR 67.

SIGNALIZED		UNSIGNALIZED	
Delay/LOS Thresholds		Delay/LOS Thresholds	
Delay	LOS	Delay	LOS
0.0 < 10.0	A	0.0 < 10.0	A
10.1 to 20.0	B	10.1 to 15.0	B
20.1 to 35.0	C	15.1 to 25.0	C
35.1 to 55.0	D	25.1 to 35.0	D
55.1 to 80.0	E	35.1 to 50.0	E
> 80.1	F	> 50.1	F

**Table 9. ILV Operations**

Intersection	Control Type	Peak Hour	Existing		Scenario A Existing + Project		Scenario B Existing + Project		Scenario C Existing + Project		Scenario D Existing + Project	
			ILV/ Hour	Capacity	ILV/ Hour	Capacity	ILV/ Hour	Capacity	ILV/ Hour	Capacity	ILV/ Hour	Capacity
SR-67/ 10 <sup>th</sup> Street	Signal	AM	1,303	Near Capacity	1,311	Near Capacity	1,313	Near Capacity	1,313	Near Capacity	1,313	Near Capacity
		PM	1,219	Near Capacity	1,248	Near Capacity	1,265	Near Capacity	1,265	Near Capacity	1,267	Near Capacity
SR-67/ 14 <sup>th</sup> Street	Signal	AM	1,079	Under Capacity	1,087	Under Capacity	1,080	Under Capacity	1,080	Under Capacity	1,080	Under Capacity
		PM	1,034	Under Capacity	1,057	Under Capacity	1,044	Under Capacity	1,044	Under Capacity	1,044	Under Capacity

**Table 10. Long Term Street Segment Operations**

Street Segment	Classification	Capacity(LOS E) a	Existing			Scenario A Existing + Project				Scenario B Existing + Project				Scenario C Existing + Project				Scenario D Existing + Project			
			ADT <sup>b</sup>	LOS <sup>c</sup>	V/C	ADT	LOS	V/C <sup>d</sup>	Significant Impact?	ADT	LOS	V/C	Significant Impact?	ADT	LOS	V/C	Significant Impact?	ADT	LOS	V/C	Significant Impact?
SR 67																					
West of 13th Street	Major Road	37,000	30,000	D	0.811	30,330	D	0.820	No	28,300	C	0.765	No	28,280	C	0.764	No	27,270	C	0.737	No
East of 13th Street	Major Road	37,000	30,500	D	0.824	31,120	D	0.841	No	28,920	C	0.782	No	28,900	C	0.781	No	27,890	C	0.754	No

**Footnotes:**<sup>a</sup> Capacities based on County of San Diego Roadway Classification Table.<sup>b</sup> ADT - Average Daily Traffic Volumes.<sup>c</sup> LOS - Level of Service.<sup>d</sup> Volume to Capacity Ratio

**Table 11. Near-Term Street Segment Operations**

Segment	LOS E Capacity <sup>a</sup>	Year 2030			Year 2030 + Project		
		ADT <sup>b</sup>	LOS <sup>c</sup>	V/C <sup>d</sup>	Volume	LOS	V/C
SR-67							
West of 13 <sup>th</sup> Street	37,000	31,300	D	0.846	31,630	D	0.855
East of 13 <sup>th</sup> Street	37,000	31,100	D	0.841	31,720	D	0.857

**Footnotes:**

a Capacities based on County of San Diego Roadway Classification Table

b ADT – Average Daily Traffic Volumes. Source: County of San Diego General Plan Update

c LOS – Level of Service

d Volume to Capacity Ratio

## Discussion/Explanation:

**Less Than Significant with Mitigation Incorporated:** A Traffic Impact Study (TIS), dated June 2009, prepared by Linscott, Law and Greenspan, was completed for the proposed project. The Traffic Impact Study concluded that the proposed project will result in an additional 975 Average Daily Trips (ADT). The addition of 975 ADT will not result in a substantial increase in the number of vehicle trips, which would subsequently directly exceed a level of service (LOS) standards established by the County congestion management agency for designated roads or highways since the project does not add a substantial amount of traffic that results in a reduction of LOS. Therefore, the project will not have a direct significant project impact on LOS standards on the surrounding roads and highways.

The County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. This program commits the County to construct additional capacity on identified Circulation Element roadways and includes the adoption of a Transportation Impact Fee (TIF) program to fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. This program is based on a summary of projections method contained in the County of San Diego Transportation Impact Fee Report dated January 2005, and amended in February 2008. This document is considered an adopted planning document which meets the definition referenced in the State CEQA Guidelines Section 15130 (b)(1)(B), which evaluates regional or area wide conditions contributing to cumulative transportation impacts. Based on SANDAG regional growth and land use forecasts, the SANDAG Regional Transportation Model was utilized to analyze projected build-out (year 2030) development conditions on the existing circulation element roadway network throughout the unincorporated area of the County. Based on the results of the traffic modeling, public and private funding necessary to construct transportation facilities that will mitigate cumulative impacts from new development was identified. Existing roadway deficiencies will be corrected through improvement projects funded by public funding sources, such as TransNet, gas tax, and grants. Potential cumulative impacts to the region's freeways have been addressed in SANDAG's Regional

Transportation Plan (RTP). This plan, which considers freeway buildout over the next 30 years, will use funds from TransNet, state, and federal funding to improve freeways to projected level of service objectives in the RTP.

The proposed project generates 975 ADT. These trips will be distributed on circulation element roadways in the unincorporated County that were analyzed by the TIF program, including SR-67/Main Street, which currently, or is projected to, operate at inadequate levels of service without improvements to add needed capacity. The project trips therefore contribute to a potentially significant cumulative impact and mitigation is required. The potential growth represented by this project was included in the growth projections used for the TIF program; therefore, the project's payment of the TIF at issuance of building permits mitigates for the cumulative impact. Fee payment shall be at the current rate for the proposed use. The current fee for government/institutional uses is \$5,234 per 1,000 square feet. Therefore, payment of the TIF which will be required at issuance of building, in combination with other components of the program described above, will mitigate potential cumulative traffic impacts to less than significant. As mitigation for the project's proportionate share of this cumulative impact, the project will contribute a fair share contribution toward the construction of intersection improvements and signalization, as described in County Board of Supervisors Policy J-25, "Participation by Individuals, Organizations, Private Developers, or Other Jurisdictions in the Installation of Traffic Signals".

**MM-TR-1** The project shall pay TIF fees for the addition of 975 trips to the community of Ramona. The payment shall be paid prior to the issuance of a building permit.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The main compatibility concerns for the protection of airport airspace are related to airspace obstructions (building height, antennas, etc.) and hazards to flight (wildlife attractants, distracting lighting or glare, etc.). The proposed project is located within 2 miles of a public airport. The project proposes a library and associated parking and is located within the Ramona Airport Influence Area. The proposed land uses are consistent with the allowable land uses identified for the Influence Area within the Ramona Airport Land Use Compatibility Plan. Therefore the project would not result in a change in air traffic patterns because the allowable land uses within airport safety zones are created for the purpose of ensuring ongoing airport safety, including maintenance of air traffic patterns. Furthermore, the project would not exceed the FAR Part 77 criteria related to airspace obstructions (refer also to section VII.e Hazards and Hazardous Materials). Therefore, the proposed project will not have

a significant impact on air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Impacts for this issue area would be less than significant.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project will not significantly alter traffic safety on adjacent roadways. Access to the library will be located off 13<sup>th</sup> Street and will not have direct access from SR-67. A median is proposed on SR-67, to ensure only right-hand turns exits from 13<sup>th</sup> Street onto SR-67. A safe and adequate site distance of 300 feet shall be required at all driveways and intersections to the satisfaction of the Director of the Department of Public Works. All road improvements will be constructed according to the County of San Diego Public and Private Road Standards. Roads used to access the proposed project site are up to County standards. The proposed project will not place incompatible uses (e.g., farm equipment) on existing roadways. Therefore, the proposed project will not significantly increase hazards due to design features or incompatible uses.

e) Result in inadequate emergency access?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project will not result in inadequate emergency access. The project is not served by a dead-end road that exceeds the maximum cumulative length permitted by the Consolidated Fire Code for the 17 Fire Protection Districts in San Diego County; therefore, the project has adequate emergency access.

f) Result in inadequate parking capacity?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

## Discussion/Explanation:

**Less Than Significant Impact:** The Zoning Ordinance Section 6770 Parking Schedule requires provision for on-site parking spaces based upon the maximum number of persons permitted to occupy the premise. Based on the County standard for educational or charitable institutions, one parking space for every 300 square feet of gross floor area is required. The library will have 19,500 square feet us usable, which translates to 65 required parking spaces. The project is proposing 98 spaces, with 70 spaces available for the library. Therefore, the proposed project is providing sufficient on-site parking capacity when considering the type of use and number of employees and impacts would be less than significant.

- g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

## Discussion/Explanation:

**Less Than Significant Impact:** The project does not conflict with any adopted policies, plans or programs supporting alternative transportation. Any required improvements will be constructed to maintain existing conditions as it relates to pedestrians and bicyclists. Additionally, the project proposes the installation of bicycle racks for future library customers.

**XVI. UTILITIES AND SERVICE SYSTEMS** -- Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

## Discussion/Explanation:

**Less Than Significant Impact:** The project proposes to discharge domestic waste to a community sewer system that is permitted to operate by the Regional Water Quality Control Board (RWQCB). A project facility availability form has been received from RMWD (Appendix H) that indicates the district will serve the project. The County will coordinate with RMWD and adhere to the conditions that are identified in the service letter, which include the following:

- An agreement with the RMWD requiring the project to be responsible for the costs of a percentage of the value of the existing facilities, and construction costs due to the proposed project.
- Developer is required to make a deposit of \$2,000 with RMWD for both water and sewer to cover costs for planning and system evaluation. The system evaluation is required to be completed and a Sewer Service Agreement completed prior to the preparation of CEQA documents, and the signing of a "Project Facility Commitment Form."

Water facilities are reasonably expected to become available within five (5) years, if the following conditions are met:

- A water commitment agreement is signed by the owner/developer and approved by the District that the owner/developer will assure the district that all actual costs of the facilities required by the project, including, but not limited to, administrative costs, design costs, and construction costs will be paid solely by the owner/developer in a timely fashion. The agreement shall state that the facilities required by the project will need to be completed before any connections shall be made.
- Developer shall make a deposit (minimum of \$2,000) with the District to cover all costs for any planning and system evaluation required by the District for addressing the facilities needed to serve this project. The amount of the deposit may vary depending on the project scope and additional deposit may be needed depending on actual costs. System evaluations typically require 4 to 6 weeks complete. The Water System Evaluation shall be completed and a Water Service Agreement or Pre-Annexation Agreement executed before the Draft California Environmental Quality Act (CEQA) documents are prepared and before the District will sign a "Project Facility Commitment Form".
- Water availability and commitment letters are based on current ordinances, resolutions, rules, regulations, specifications, and guidelines of the District. Should these ordinances, resolutions, rules, regulations, specification, guidelines, and system conditions change from time to time, the applicant for shall be subject to the requirements in effect at the time of applying for water service.

Therefore, because the project will be discharging wastewater to a RWQCB permitted community sewer system and will be required to satisfy the conditions listed above, the project is consistent with the wastewater treatment requirements of the RWQCB, including the Regional Basin Plan.

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

## Discussion/Explanation:

**Less Than Significant:** The project does not require new or expanded water or wastewater treatment facilities. Service availability forms have been provided which indicate adequate water and wastewater treatment facilities are available to the project from the following district: RMWD. The County will coordinate with RMWD and adhere to the conditions that are identified in the service letter, which include the following:

- A sewer commitment agreement is signed by the owner/developer and approved by the District that the owner/developer will assure the district that all actual costs of the facilities required by the project, including, but not limited to, administrative costs, design costs, and construction costs will be paid solely by the owner/developer in a timely fashion. The agreement shall state that the facilities required by the project will need to be completed before any connections shall be made.
  - Developer shall make a deposit (minimum of \$2,000) with the District to cover all costs for any planning and system evaluation required by the District for addressing the facilities needed to serve this project. The amount of the deposit may vary depending on the project scope and additional deposit may be needed depending on actual costs. System evaluations typically require 4 to 6 weeks complete. The Sewer System Evaluation shall be completed and a Water Service Agreement or Pre-Annexation Agreement executed before the Draft California Environmental Quality Act (CEQA) documents are prepared and before the District will sign a "Project Facility Commitment Form".
  - Sewer availability and commitment letters are based on current ordinances, resolutions, rules, regulations, specifications, and guidelines of the District. Should these ordinances, resolutions, rules, regulations, specification, guidelines, and system conditions change from time to time, the applicant for shall be subject to the requirements in effect at the time of applying for water service.
- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

## Discussion/Explanation:

**No Impact:** The project does not include new or expanded storm water drainage facilities. Moreover, the project does not involve any landform modification or require any source, treatment or structural Best Management Practices for storm water. Therefore, the project will not require any construction of new or expanded facilities, which could cause significant environmental effects.



- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project requires water service from RMWD and a Service Availability Letter has been provided, indicating adequate water resources and entitlements are available to serve the requested water resources. Therefore, the project will have sufficient water supplies available to serve the project.

- e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project requires wastewater service from the RMWD A Service Availability Letter from RMWD has been provided, indicating adequate wastewater service capacity is available to serve the requested demand. Therefore, the project will not interfere with any wastewater treatment provider's service capacity.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project will be serviced by the Allied Waste Industries. Solid waste generated in the vicinity of the project is transported to the Ramona Transfer Station, located at 324 Maple Street, Ramona, then transferred to the Sycamore Landfill, located at 8514 Mast Boulevard, Santee. According to the California Integrated Waste Management Board, the Sycamore Landfill this site has an anticipated closure date in the year 2031. Implementation of the project will generate solid waste. All solid waste facilities, including landfills, require solid waste facility permits to operate.

In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). There are five, permitted active landfills in San Diego County with remaining capacity. Therefore, there is sufficient existing permitted solid waste capacity to accommodate the project's solid waste disposal needs.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less than Significant Impact:** Implementation of the project will generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). The project will deposit all solid waste at a permitted solid waste facility and therefore, will comply with Federal, State, and local statutes and regulations related to solid waste.

#### **XVII. MANDATORY FINDINGS OF SIGNIFICANCE:**

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Discussion/Explanation:** The potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or

animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in sections IV and V of this form. In addition to project specific impacts, this evaluation considered the projects potential for significant cumulative effects. Resources that have been evaluated as significant would be potentially impacted by the project, particularly impacts to potential Fairy Shrimp habitat. However, mitigation has been included that clearly reduces these effects to a level below significance (MM-BIO-1). This mitigation includes enhancement and restoration of Fairy Shrimp habitat at a 3:1 ratio. A result of this evaluation, there is no substantial evidence that, after mitigation, significant effects associated with this project would result. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

Please see Table 12 for a list of past, present and future projects were considered and evaluated as a part of this Initial Study.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Discussion/Explanation:** Table 12 lists the past, present and future projects were considered and evaluated as a part of this Initial Study. Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in sections I through XVI of this form. In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there were determined to be potentially significant cumulative effects related to Traffic. However, mitigation has been included that clearly reduces these cumulative effects to a level below significance (MM-TR-1). This mitigation includes payment of the appropriation TIF amount. As a result of this evaluation, there is no substantial evidence that, after mitigation, there are cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

Table 12. Cumulative Project List

Project Number	Project Name	Land Use & Planning	Agricultural Resources	Population & Housing	Geologic Issues	Water Resources	Air Quality	Transportation /Circulation	Biological Resources	Hazards	Noise	Public Services	Utilities and Services	Aesthetics	Cultural & Paleontological Resources	Notes
TM 5091	Barrett/Hibbard Subdivision	LS	LS	LS	LS	LS	LS	SM	LS	LS	LS	SM	LS	LS	LS	MND issued April 1997, revised October 30, 1997. Initial Study (IS) states: (1) Project would increase average daily traffic (ADT) on SR 78 and SR 67; applicant to provide fair share fees, and (2) Impacts to Sheriff's Department; no solution identified. No native vegetation identified. Project site consists of an unspecified area of planted orchards, but would not impact CDC Prime Farmland.
TM 5233	Stonecrest Development	LS	LS	LS	LS	LS	LS	LS	SM	LS	LS	LS	LS	LS	LS	Final MND dated July 2005. Mitigation includes on-site open space easement, coastal sage scrub habitat credit in County-approved mitigation bank, and noise easement. May 2003 agricultural analysis identifies 58.7 acres of on-site oat hay cultivation associated with a Ramona High School agricultural project, but notes that CDC Prime Farmland will not be affected and identifies a LESA Model score of 38.59.
TM 5136	Welsh Major Subdivision	LS	LS	LS	LS	LS	LS	LS	LS	LS	SM	LS	LS	LS	LS	MND issued December 12, 2000 required noise easements and noise walls for impacts to homes along San Vicente Road. ND with no mitigation issued March 28, 2002 to allow utility poles to remain above ground.
TPM 20415	McCandless Subdivision	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	ND issued February 2000. Impacts taken from July 1999 IS. No biological impacts. 8.8 acres of NRCS Prime Farmland soil on site.
TPM 20466	Rancho Canada Bed and Breakfast	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	MND dated August 14, 2003 includes impacts to 11.68 acres of coastal sage scrub. No impacts to oak woodlands. Mitigation through on- and off-site preservation and purchase of credits.

Project Number	Project Name	Land Use & Planning	Agricultural Resources	Population & Housing	Geologic Issues	Water Resources	Air Quality	Transportation /Circulation	Biological Resources	Hazards	Noise	Public Services	Utilities and Services	Aesthetics	Cultural & Paleontological Resources	Notes
MUP 03-035	Mountain Valley Ranch	NA	NA	NA	NA	LS	NA	PS	NA	NA	NA	NA	NA	NA	NA	As of February 11, 20207 fourth iteration review of IS determined to be incomplete. 4.3 acres of NRCS Prime Farmland soil on site. On hold due to project cost deficit.
TM 5257	Sunset Vista (aka Theaker Subdivision)	LS	LS	LS	LS	LS	LS	SM	SM	LS	SM	LS	LS	LS	NS	Major subdivision of 9.3 acres into 8 lots. MND approved on May 18, 2007. Impacts identified to transportation, noise, and biological resources. Payment of Traffic Impact Fees, noise protection easement, drainage impacts fee.
TM 5267	Roberts Ranch	LS	LS	LS	LS	LS	LS	LS	LS	LS	SM	LS	LS	LS	LS	MND approved January 30, 2003. Noise easement required as traffic mitigation.
TPM 5347	Nickel Creek (aka Rilington Communities)	LS	LS	NS	NS	NS	NS	PS	PS	NS	NS	NS	LS	NS	LS	MND approved April 7, 2006. Mitigation of 2.64 acres either non-native grasslands, or coastal sage scrub. Open space easement and limited building easement required.
TM 5311	Meadow Builders	NA	NA	NA	NA	NA	NA	NA	PS	NA	NA	NA	NA	NA	PS	Major subdivision into 13 lots. Application for IS submitted February 6, 2003. Initial Study incomplete as of November 22, 2006 fourth iteration review of IS determined to be incomplete. Cultural resources report dated May 2003 indicates potentially significant historical building on site. Site primarily covered with NNG; September 23, 2004 scoping letter states 6.8 acres of NNG impacted, with required 1:1 off-site mitigation. No CDC designated Important Farmlands or active agricultural operations. 2.8 acres of NRCS Prime Farmland soil on site. Extension received on April 6, 2009, additional studies required; traffic, drainage stormwater, biological resources.

Project Number	Project Name	Land Use & Planning	Agricultural Resources	Population & Housing	Geologic Issues	Water Resources	Air Quality	Transportation /Circulation	Biological Resources	Hazards	Noise	Public Services	Utilities and Services	Aesthetics	Cultural & Paleontological Resources	Notes
TM 5302	Elliot Pond (Hagey)	LS	PS	PS	LS	PS	LS	PS	LS	LS	LS	LS	LS	LS	LS	Proposed mixed use development of 22,41 acres to include 52 single residences, 3 mixed use lots and two commercial lots. MUP draft conditions forthcoming, extension. Proposed extension of offsite sewer and storm drain improvement. Application for IS submitted February 3, 2004. IS incomplete as of March 20, 2006. 0.2 acre of NRCS Prime Farmland soil on site. Offsite mitigation for biology.
STP-02-064	One Stop Rental (Souza)	NA	NA	NA	NA	NA	NA	PS	NA	NA	NA	NA	NA	NA	NA	IS incomplete as of March 14, 2006. Traffic analysis dated October 2004. 3.0 acres of NRCS Prime Farmland soil on site. Fourth extension, on hold due to lack of project funds.
TPM 20771	Sorric TPM	LSA	NS	LS	LS	LS	LS	PS	NS	NS	PS	NS	LS	LS	LS	Minor subdivision to create four parcels. MND April 27, 2006. Payment of drainage fee and TIF. Approved on August 30, 2006.
TM 5098 STP 00-080	Oak Creek Village	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	Extension dated December 2, 1999 of ND dated October 1, 1996. No new impacts.
TM 5124	Quisenberry	NS	NS	NS	NS	NS	NS	NS	NS	NS	SM	NS	NS	NS	NS	MND dated May 28, 1998 required noise easement to protect project residents from traffic noise. APN completed December 2005.
TM 5368 MUP 03-005	Maple Street Business Park	E	E	E	E	E	E	E	E	E	E	E	E	E	E	Categorical Exemption dated February 4, 2005.
TM 5378	Estates at McDonald S Park	LS	LS	LS	LS	LS	LS	PS	PS	LS	LS	LS	LS	LS	LS	MND dated February 2006. 7.5 acres of non-native grassland. Potential for coastal sage scrub and 1 County sensitive bird species. Purchase of off-site habitat at 1:1 ratio. Minimal ADT will add to currently and/or projected inadequate LOS to Circulation Element roads.

Project Number	Project Name	Land Use & Planning	Agricultural Resources	Population & Housing	Geologic Issues	Water Resources	Air Quality	Transportation /Circulation	Biological Resources	Hazards	Noise	Public Services	Utilities and Services	Aesthetics	Cultural & Paleontological Resources	Notes
MUP02-008	Orrin Day Office Complex	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	ND dated September 2002. In-fill project for Old Town Ramona. No sensitive resources on site. MUP ties required parking for office building use. APN completed August 2003.
MUP 04-052	Templo Monte Sinai	NA	NA	NA	NA	NA	PS	NA	NA	NA	NA	NA	NA	NA	NA	Third iteration of IS on February 2, 2009. SWMP dated November 2004. Information on Caltrans installation of traffic signals and lighting at intersection enclosed project file. Intersection improvement given categorical exemption dated September 2005. APN is in expired status as of March 2006.
TPM 20403RPL1	Bushey	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	
TPM 20801	Herman Minor Subdivision	NS	LS	LS	NS	LS	LS	PS	PS	NS	LS	LS	LS	NS	NS	MND dated June 2005. Preliminary biological field survey dated September 2004 determined site was disked/mowed before visit. Evaluated forensically based; site contained 9.2 acres of non-native grassland. Project file maps identify approximately 6.3 acres of CDC Farmland of Local Importance and 4.4 acres of unspecified "active agriculture." Existing residence on parcel one will remain.
TPM 20348	Vengler TPM	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	ND dated May 1998. Project is a fallow agricultural field that has grown back with non-native grasses.
TPM 20598	Dahl Residential Subdivision	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	MND dated February 2003 included mitigation for 11.11 acres of non-native grassland at 0.5:1 ratio. Project site is partially located within 100-year floodplain of Santa Maria Creek. The property had been dry farmed (oat hay) within the five years pre-dating 2003.

Project Number	Project Name	Land Use & Planning	Agricultural Resources	Population & Housing	Geologic Issues	Water Resources	Air Quality	Transportation /Circulation	Biological Resources	Hazards	Noise	Public Services	Utilities and Services	Aesthetics	Cultural & Paleontological Resources	Notes
TPM 20769	Thompson TPM	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	Categorical exemption dated August 2005. Preliminary review of resources for IS/EA preparation determined the site is within 5,000 feet of biological easement, falls within noise contours from an airport, and project is immediately adjacent to a State Highway. Site under active cultivation for alfalfa hay.
TPM 20463	Herold TPM	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	ND dated September 1999. The project site does not include CDC Prime Farmland or other agricultural resources or operations
TPM 20442	Rakos Lot Split	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	ND dated August 1999. Vegetation degraded due to previous livestock grazing. The project site does not include CDC Prime Farmland or other agricultural resources or operations.
TPM 20703	Herold TPM	LS	NS	LS	LS	LS	LS	PS	NS	LS	PS	LS	LS	LS	NS	MND dated January 2006. Acoustical site assessment dated April 11, 2003 included placement of noise protection easement over one parcel as mitigation. Parcel would be subjected to any future traffic noise levels exceeding 60 dB(A) CNEL. Additional ADT will add to circulation element roads that are currently or projected to be at inadequate LOS. Payment of TIF for mitigation. Project site does not include CDC Prime Farmland or other agricultural resources or operations.
TPM 20977	Arkegos TPM	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	DPLU letter dated December 2005 stating project located in an area zoned for four acre minimum lots, but parcel map shows two acres minimum. DPLU also requiring multiple studies. 3.2 acres of NRCS Prime Farmland soil on site. Inactive status as of July 8, 2008.



Project Number	Project Name	Land Use & Planning	Agricultural Resources	Population & Housing	Geologic Issues	Water Resources	Air Quality	Transportation /Circulation	Biological Resources	Hazards	Noise	Public Services	Utilities and Services	Aesthetics	Cultural & Paleontological Resources	Notes
TPM 20402	Lee TPM	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	ND dated January 28, 1999. The project site does not include CDC Prime Farmland or other agricultural resources or operations.
TPM 20656	Humphus TPM	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	Categorical exemption dated March 2004. The project site does not include CDC Prime Farmland or other agricultural resources or operations.
TPM 20482	Lancione TPM	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	Categorical exemption dated February 2000. Entire site previously developed. 2.3 acres of NRCS Prime Farmland soil on site.
TPM 20437	Quisenberry TPM	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	ND dated July 1999 determining site contains 0.30 acres of low quality coastal sage scrub. Off-site mitigation at a 1:1 ratio and a noise protection easement over two parcels for traffic noise. The project site does not include CDC Prime Farmland or other agricultural resources or operations.
TPM 20456	Wier TPM	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	MND dated March 2000 determining approximately 5.0 acres of southern arroyo willow riparian forest and 2.3 acres of non-native grassland will be preserved on site in a biological open space easement. Mitigation for 0.17 acres of southern arroyo willow riparian forest includes purchase of 0.51 acre of wetland habitat in County approved mitigation bank. Site also contains least Bell's vireo. The site encompasses CDC Prime Farmland, although no associated significant impacts would occur because all Prime Farmland areas are within the floodplain of Santa Maria Creek and are not subject to development. 5.6 acres of NRCS Prime Farmland soil on site.
TPM 20679	Herold TPM	LS	NS	LS	NS	LS	LS	PS	LS	NS	PS	NS	LS	LS	NS	ND April 6, 2006. Payment of TIF. Final notice of approval March 12, 2007.

Project Number	Project Name	Land Use & Planning	Agricultural Resources	Population & Housing	Geologic Issues	Water Resources	Air Quality	Transportation /Circulation	Biological Resources	Hazards	Noise	Public Services	Utilities and Services	Aesthetics	Cultural & Paleontological Resources	Notes
TPM 20909	Matthew TPM	LS	NS	LS	LS	LS	LS	SM	LS	LS	LS	LS	LS	NS	NS	Minor subdivision. MND approved January 26, 2007. Payment of TIF and drainage fee.
TPM 20826	Giffin Minor Subdivision	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	Minor subdivision of 5.17 acres into two parcels. ND May 29, 2007. APN approved June 21, 2007. Project proposes residential septic. Payment of drainage facilities fee and TIF.
TPM 20983	Scherer Lot Split	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	Project Denied- Final notice of decision dated May 2006 stating project does not comply with California airport land use planning handbook, General Plan, or RCP. The project site does not include CDC Prime Farmland or other agricultural resources or operations.
TPM 20724	Quisenberry Minor Subdivision	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	MND dated May 2006 stating site contains one 0.08-acre vernal pool in southern corner and will be preserved in an open space easement. Existing structure was built in 1913. This house has been determined to be locally significant historic property and will remain. The project site does not include CDC Prime Farmland or other agricultural resources or operations.
TPM 20808	Young Minor Subdivision	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	Subdivision of 1.77 acres into four lots. MND dated September 23, 2005 stating the project's ADT could have a potentially significant impact on Circulation Element roads which are currently or projected to operate at inadequate LOS. The project site does not include CDC Prime Farmland or other agricultural resources or operations.
TPM 20692	Means TPM	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	MND dated March 4, 2004. The project site contains 1.8 acres of Diegan coastal sage scrub, 7.11 acres of coastal sage/chaparral scrub, 0.87 acres of southern mixed chaparral, 8.65 acres of non-native grassland, and 4.75 disturbed habitat which will be put into an

Project Number	Project Name	Land Use & Planning	Agricultural Resources	Population & Housing	Geologic Issues	Water Resources	Air Quality	Transportation /Circulation	Biological Resources	Hazards	Noise	Public Services	Utilities and Services	Aesthetics	Cultural & Paleontological Resources	Notes
																open space easement. One historical site will be preserved in the open space as well. Project-related ADT will not significantly impact roads on a project level, but would have a significant impact on circulation element roadways. Mitigation will include payment of a TIF. Approximately 10.7 acres designated as CDC Prime Farmland and 5.7 acres designated as CDC Unique Farmland, with an unspecified area of active citrus orchards. Project would not significantly impact agriculture with existing orchards to remain.
TPM 20650	Huber TPM	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	MND dated August 12, 2003 determining the site contains non-native grassland. Purchase of off-site habitat at a ratio of 0.5:1 for a total of 6.44 acres will mitigate impacts. The entire site is designated as CDC Grazing Land, but does not support any agricultural resources or operations.
TPM 20665	Bush Minor Subdivision	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	ND on minor subdivision into four residential parcels. Approved on October 20, 2003.
SP 06-024	Longs	LS	NS	LS	SM	SL	SL	SM	PS	LS	LS	NS	LS	LS	SM	Site Plan MD Initial Study completed January 20, 2008. Construction of drugstore. MND June 9, 2008. Payment to TIF.
5250	Montecito Ranch	LS	NS	NS	NS	NS	LS	PS	LS	NS	LS	NS	NS	LS	LS	Proposed development of 935 acres to construct 360 single family residences on two acre minimums. EIR fourth screencheck, in draft form as of May 11, 2009. Proposes modification to circulation element, general plan amendment and SPA. Impacts to south tarplant and CSC 25 foot buffer area around RPO wetlands.
TPM 20922	Coble	LS	SL	LS	LS	LS	LS	PS	NS	LS	LS	NS	LS	LS	NS	MND completed on April 13, 2006 on a minor subdivision .62 into four parcels. Approved on August 11, 2006.

- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Discussion/Explanation:** In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in sections I. Aesthetics, III. Air Quality, VI. Geology and Soils, VII. Hazards and Hazardous Materials, VIII Hydrology and Water Quality XI. Noise, XII. Population and Housing, and XV. Transportation and Traffic. As a result of this evaluation, there is no substantial evidence that there are adverse effects on human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

## XVIII. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

All references to Federal, State and local regulation are available on the Internet. For Federal regulation refer to <http://www4.law.cornell.edu/uscode/>. For State regulation refer to [www.leginfo.ca.gov](http://www.leginfo.ca.gov). For County regulation refer to [www.amlegal.com](http://www.amlegal.com). All other references are available upon request.

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